HUD 2010 with Good Faith Estimate

User Manual

Version 1.3.2

TEAM HUD Release 3

Prepared by:

TEAM Development

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MODIFICATIONS for Release 3

Date	By	Section	Update
02/26/10	CPerry	GFE screens	Update in the Totals Footer section; changed the calculation for increase between GFE and HUD charge amts for category 2.
02/26/10	CPerry	3.13 RESPA 1300 Section	Able to change category number to 2,3 or blank.
02/26/10	CPerry	4 GFE – Category Section	Info on 1300 category number to 2,3 or blank and how the charges display on the screen.
03/01/10	CPerry	3.9 RESPA 900 Section	Category number can be changed; valid numbers are 2 and 3.
03/01/10	GFE Screens		Display for section 900.
03/01/10	6 Closing Statements		Removed hardcoded Pest Inspections and Survey. Also removed the "+" and moved payee to left one character.
03/01/10	7 Appendix		Appendix was renumbered - was 6, now 7. An updated HUD mapping document was added due to changes for 1109 seller box.
03/01/10	3.11 RESPA 1100 Sect.		Allow 100% for Underwriter or Agent split.
03/10/10	CPerry	3.1 Page 1 Notes	Eagle & stars HUD logo replaces Equal Housing Opp logo.
03/10/10	CPerry	4 GFE – Category Section	800 section - user can modify free formatted descriptions.
03/10/10	CPerry	3.2 Page Notes	Signature block will print on supplemental page.

1 OVERVIEW

The U.S. Department of Housing and Urban Development has issued long-anticipated mortgage reforms that will help consumers to shop for the lowest cost mortgage and avoid costly and potentially harmful loan offers. HUD will require that lenders and mortgage brokers provide consumers with a standard Good Faith Estimate (GFE) that clearly discloses key loan terms and closing costs. HUD's objective is to protect consumers from unnecessarily high settlement cost by taking steps to improve and standardize the Good Faith Estimate (GFE) form to ensure that the GFE provides a clear summary of the loan terms and total settlement charges. The changes will provide more accurate estimates of costs of settlement services shown on the GFE and ultimately facilitate comparison of the GFE and the HUD Settlement Statements at closing.

The following document describes the business requirements for the TEAM application that need to be completed for compliance with the new RESPA ruling for the HUD form required for January 1, 2010.

The following is a high-level summary of the areas of TEAM impacted by this new HUD ruling.

- Create a new screen in TEAM to allow Escrow users to enter the new Good Faith Estimates provided by the Lender(s).
- Allow escrow users to identify a Category for loan costs and settlement charges included on the Good Faith Estimate. The categories are defined as follows:
  Category 1: Charges that cannot increase
  Category 2: Charges that can increase up to 10% (Aggregate)
  Category 3: Charges that can change at settlement
- Create new HUD form with an added GFE Comparison Page including highlights of key loan terms (page 3) and printed references to GFE line numbers for easy comparison to GFE (page 2).
- Modify HUD process to display total premiums and endorsements to be split by percent for agent and underwriter; and to allow for a different percent split for the endorsements than the premiums.
- Remove disclosure of real estate broker commission percentage (Page 2 Section 700).
- Modify HUD process to allow user to print the previous HUD version or the new 2010 version.

2 BUSINESS REQUIREMENTS

The business wants the Users to enter Respa data as they have in the past and store the data in the same location so that it can be used on Closing and Commercial statements without any modifications to them. These statements will not be changed although the HUD is changing. So we will programmatically map the data from the current tables and fields to the new locations on the revised Respa 2010.

The business asked that the line numbers be taken off the Respa Prep screens, since they will no longer correlate to the line numbers on the document. We have left the line numbers on the header sections, 100, 200, etc., as the information entered in each section stays in that same section on the revised HUD. All Bill Codes will remain the same. This means the bill code mappings remain connected to the current Respa line numbers, flow to the same Respa Prep lines they always have, and store in the same fields identified with the line numbers. The Respa Prep function keys of PullBill, SettChgs, etc. remain unchanged. In Appendix 8.1 is a 2010 HUD mapped to the current Respa lines.

Users will be allowed to print either the old or new HUD for any new or existing orders. There are no system controls to prevent printing the old HUD at any time. The original Respa Prep screens remain accessible and unchanged for the users. They have been copied and modified for additional information needed for the 2010 HUD, as categories for the charges to be used on the GFE, an Aggregate charges flag in section 1200, and Agent/Underwriter split information in section 1100. Since the same tables are being used to store data, data entered for the current HUD will populate the fields in the revised Respa screens when the user enters an existing order.

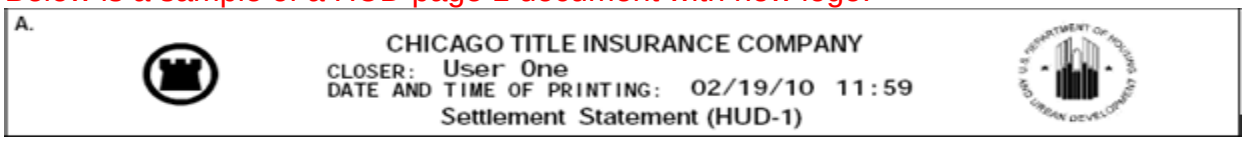
3 RESPA 2010 CHANGES

3.1 PAGE 1 NOTES

Page one has a couple of changes versus the current page 1 HUD.

- The logo on the top right hand corner of the HUD has changed. The Equal Opportunity Housing logo (hands with ball and roof) was removed and replaced with the new US Department of Housing and Urban Development seal.

Below is a sample of a HUD page 1 document with new logo.



Below is a sample of a HUD page 1 document with old logo.

- On the top of the document the layout is different.
- The loan type FmHA has been renamed to 'RHS' (Rural Housing Service).
- Box I Funding Date – the date the user receipts in the lender's funding check or wire. Funding is usually represented by an incoming wire from the lender. If there are multiple wires received from the lender, the **First check/wire receipted in as lender's funds constitutes the funding date**, doesn't matter if the funds are from the first or second lender. This date can be written in and is not required. In order for funding date to print on the HUD the party type field in Settlement Receipt Entry for receipts and/or receipt wires need to be marked for a lender ("L1" – "L9"). If the party type field is blank or no "L1" – "L9" are entered and there are receipts and/or receipt wires no funding date will print.
- For sections D, E and F if there are multiple borrower names, multiple seller names or multiple lenders, a description "See Attached" will display in the boxes and the additional borrower names, seller names and lenders will be printed on the supplemental page.

Seller paid loan charges:

Seller paid loan charges will no longer be disclosed on the HUD-1 page 2 in the 800-1000 Sections. The Seller paid lump sum charge amount must now be entered on Page 1 in the first available line in the 500 section after the Payoff Loans (Line 504) with the offset in the first available line in the 200 section. The suggested description is "Seller Paid Loan Charges" or "non-recurring closing costs". The seller charges for these sections will not be itemized on a supplemental page, only the lump sum credit/debit will display.

If there are multiple new loans (both with charges paid by the seller), the credit is usually one lump sum.

3.2 PAGE 2 NOTES

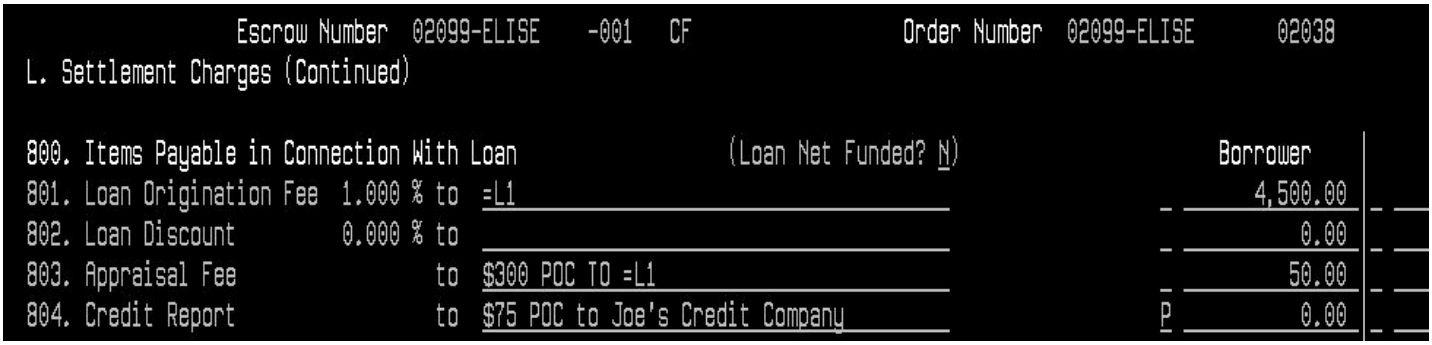
The changes for each section are detailed separately below. In addition there are the following general changes.

- Many items previously displayed in the Buyer or Seller columns of the current HUD are now displayed in the description column, and/or summed with other lines in the section and shown in a summary line.
- Only 2 sections will have charges detailed on the supplemental page – 800 and 1300. (In Release 2 the 1109 items are detailed also; this will be changed to be an option in a future release).
- Seller charges in the 800 - 1000 section no longer belong on page 2 of the HUD and instead must be moved to the 1st available 500 section line with offset in 200. If seller amounts are entered in RESPA Prep for the 800 – 1000 sections, they will be totaled and displayed in the shaded area on the HUD as a reminder to move them. It is the user's responsibility to remove them from the 800 – 1000 section and place them in the 200 & 500 section on the RESPA Preparation screens.
- For Buyer and Combined HUD, the signature block will print on the supplemental page. Even if a supplemental page is not needed, the supplemental page will still print with the signature block.

A mapping of the 1986 RESPA page 2 to the 2010 RESPA page 2 is in the Appendix 8.1.

POC Charges will continue to be handled as they have been.

- For a POC, user will add the POC details in the description and use the POC indicator field as in line 804 below.
- For a partial POC, the POC details will be entered in the description, the POC indicator field left blank, and the remaining amount entered in the column as in line 803 below.


Escrow Number 02099-ELISE -001 CF
Order Number 02099-ELISE 02038
L. Settlement Charges (Continued)
800. Items Payable in Connection With Loan
(Loan Net Funded? N)
Borrower
801. Loan Origination Fee 1.000 % to =L1
4,500.00
802. Loan Discount 0.000 % to
0.00
803. Appraisal Fee to $300 POC TO =L1
50.00
804. Credit Report to $75 POC to Joe's Credit Company
P
0.00

3.3 RESPA PREPARATION SCREEN CHANGES

From TEAM select option 3 Settlement Statements, then select option 1 Escrow/Order Processing, then select the new option RESPA10. A new fast path RESPA10 will also allow users to access the new RESPA10 screens just as the old RESPA fast path allows users to go directly to those screens. The Escrow/Order Processing menu varies from region to region so the new RESPA10 option will be the last item listed under the Escrow Statements sub menu.

Please note there were no changes to the existing RESPA screens. The user will still be able to enter information on the current RESPA screens and pull that information up on the new RESPA10 screens. Users will be able to print existing HUD statements as well as new HUD statements for any escrow to familiarize them selves with how the information will display on the new HUD.

The changes on the new RESPA10 screens do not have any effect on how or where the information is stored in the database. The information entered for the old RESPA and the new RESPA is stored to the same place. By doing this the closing and commercial statements do not need to be changed. New tables were added to the database to capture the additional information needed for the HUD 2010 including the category fields, Underwriter/Agent split information and GFE data.

The following changes apply to the 700 – 1300 sections in general:

1. There is a new GFE column. The new column is after the "(from GFE# NUM)" and before the POC column. This number refers to the section on the GFE document that prints with the HUD.

2. The number in the "(from GFE#1)" corresponds to the numbering on the 2nd page of the Good Faith Estimate form that the loan officer fills out.

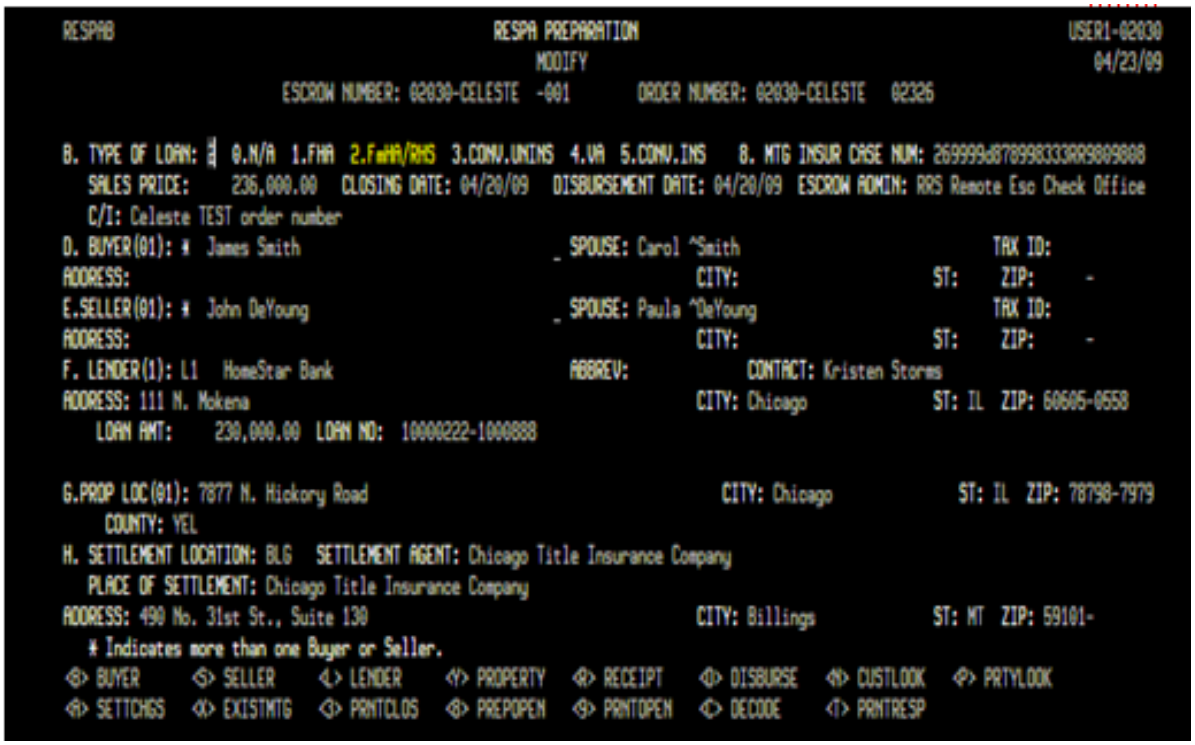
3. The specific line numbers have been removed from the new RESPA10 Preparation screens as they no longer correspond to line numbers on the new HUD. The header section numbers (700, 800 etc) remain the same.

RESPA10 contains 2 new screens: an 1100 popup screen for the Underwriter/Agent split, and the Good Faith Estimate screens. These are explained in detail later in this document.

The function key to print the HUD is set up on both RESPAB and RESPA Preparation screens. If selecting RESPA10 from the Escrow/Order Processing Menu in Settlement area and selecting the function key to print the HUD from either RESPAB or the new RESPA Preparation screen, the new HUD will be printed. If selecting RESPA from the Escrow/Order Processing menu in either RESPAB or RESPA Preparation, the old HUD will be printed.

3.4 CHANGES TO RESPAB – RESPA PREPARATION SCREEN

Below listed in yellow is the available option for loan type RHS which has been appended to the previous option FmHA.


RESPAB
RESPA PREPARATION
MODIFY
USER1-02030
04/23/09
ESCROW NUMBER: 02030-CELESTE -001
ORDER NUMBER: 02030-CELESTE 02326
B. TYPE OF LOAN: 2 0.N/A 1.FHA 2.FmHA/RHS 3.CONV.UNINS 4.VA 5.CONV.INS 8. MTG INSUR CASE NUM: 269999d8709983333R9909888
SALES PRICE: 230,000.00 CLOSING DATE: 04/20/09 DISBURSEMENT DATE: 04/20/09 ESCROW ADMIN: RRS Remote Esc Check Office
C/I: Celeste TEST order number
D. BUYER(01): # James Smith SPOUSE: Carol ^Smith TAX ID:
ADDRESS: CITY: ST: ZIP: -
E.SELLER(01): # John DeYoung SPOUSE: Paula ^DeYoung TAX ID:
ADDRESS: CITY: ST: ZIP: -
F. LENDER(1): L1 HomeStar Bank ABBREV: CONTACT: Kristen Storms
ADDRESS: 111 N. Mokena CITY: Chicago ST: IL ZIP: 60605-0658
LOAN AMT: 230,000.00 LOAN NO: 10000222-1000888
G.PROP LOC(01): 7877 N. Hickory Road CITY: Chicago ST: IL ZIP: 78798-7979
COUNTY: YEL
H. SETTLEMENT LOCATION: BLG SETTLEMENT AGENT: Chicago Title Insurance Company
PLACE OF SETTLEMENT: Chicago Title Insurance Company
ADDRESS: 490 No. 31st St., Suite 130 CITY: Billings ST: MT ZIP: 59101-
# Indicates more than one Buyer or Seller.
<B> BUYER <S> SELLER <L> LENDER <P> PROPERTY <R> RECEIPT <D> DISBURSE <U> CUSTLOOK <Y> PRTYLOOK
<M> SETTCHGS <X> EXISTMTG <O> PRNTCLOS <E> PREPOPEN <N> PRNTOPEN <C> DECODE <T> PRNTRESP

3.5 CATEGORY NUMBERS

A Good Faith Estimate (GFE) form will be filled out by the lender. This form will be given to the escrow officer and they will enter the information in the new Good Faith Estimate (GFE) screens. The Good Faith Estimate is broken down into three categories: Category 1 Charges that cannot Increase, Category 2 Charges that in total cannot increase more than 10% and Category 3 Charges that can change. When you look at the new RESPA Preparation screens (see the screen shot in the next section) there will be a new column to the left of the POC column. This new column is for the GFE (Good Faith Estimate) category number the charge belongs to. Users will be able to get to this column just like they get to the POC column by selecting PF1/<Left arrow> or PF1/<Right arrow> depending on where the cursor is at on the screen.

When the user first comes into the new RESPA Preparation screen the default category numbers will display. Only some category numbers 2 and 3 can be changed. A way to tell if the category number can be changed is if there is an underline under the number (i.e. 2).

Users cannot leave the category blank, except in the 1300 section. An error message will display for an invalid entry.

More information on the Good Faith Estimate will be explained later in this document.

3.6 NAVIGATION AROUND RESPA PREPARATION SCREENS

Navigation around the RESPA PREPARATION screens remains the same however is reviewed below to include the new Category column. Use both keyboard and keypad function keys as follows:

Use <Page Down> key to go from one section screen to next.
Use <Page Up> key to go from one section to previous.
Use <Next> key to save data and move to the Good Faith Estimate Comparison screen.
Use <GOLD><F13> key to not save data and exit (quit) back to TEAM menu.

Use <Up Arrow> key to move from one field to next upward. (See red up arrow).
Use <Down Arrow> key to move from one field to next downward. (See red down arrow).

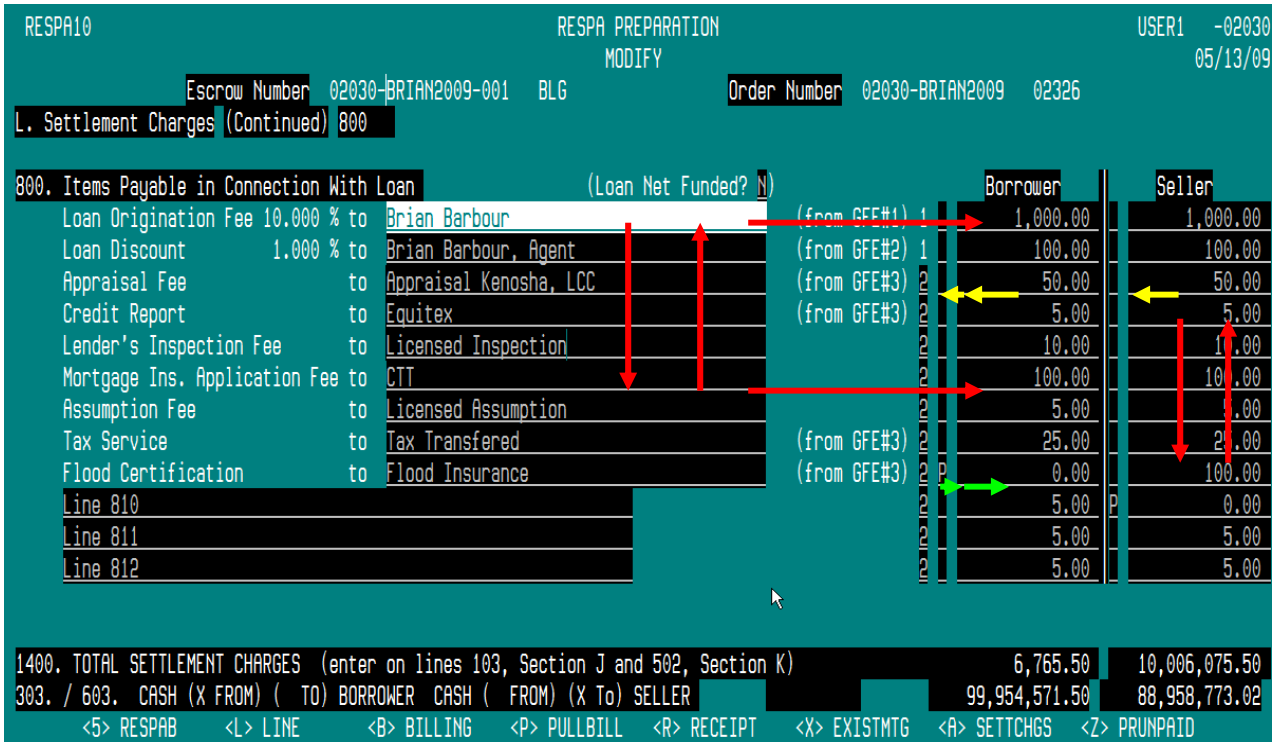
Use <TAB> key to move from one field to next right sideway. (See red right arrow).

Note: When moving from description or payee name to buyer amount field, tab will bypass both category and POC fields.

To jump from buyer amount field to POC field, use <GOLD><Left Arrow> once. To jump from borrower amount field to Category field, use <GOLD><Left Arrow> twice. To jump from POC field to Category field use <GOLD><Left Arrow> once. (See yellow left arrow(s)).

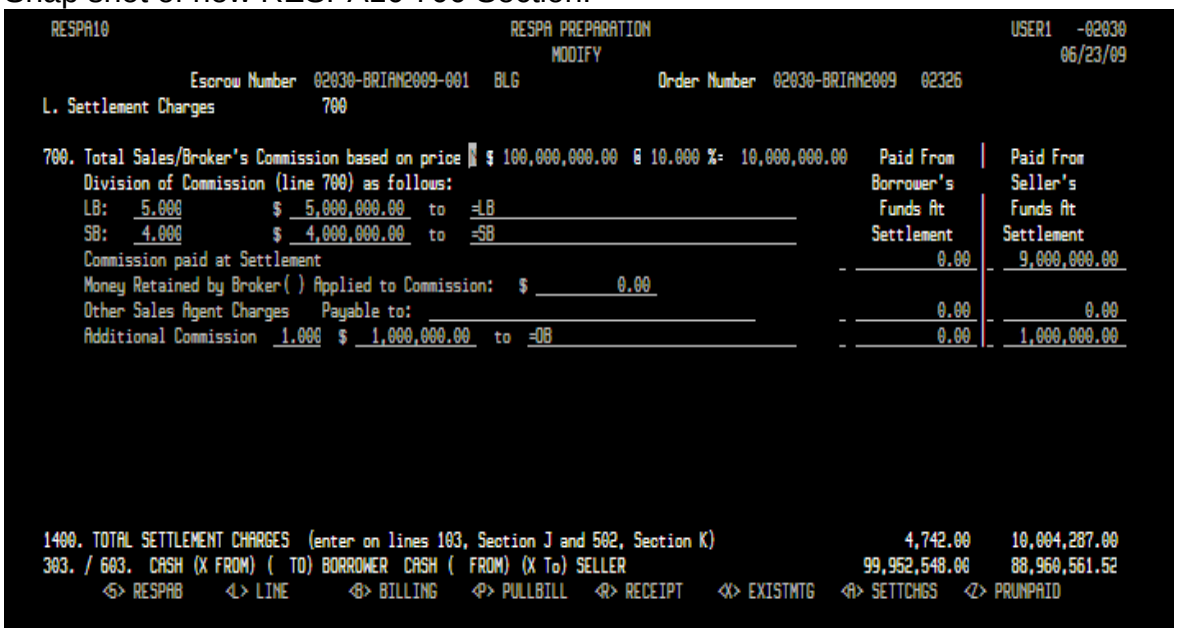
To jump from Category field back to POC field, use <TAB> key once. To jump from Category field back to buyer amount field, use <TAB> key twice. To jump from POC field back to buyer amount field, use <TAB> key once. (See green right arrow(s)).

Note: Only buyer amount field has both category and POC fields, whereas seller amount field has only POC field. Some buyer amount fields have category fields, but every buyer and seller amount fields both have POC fields.


RESPA10
RESPA PREPARATION
MODIFY
USER1 -02030
05/13/09
Escrow Number 02030-BRIAN2009-001 BLG
Order Number 02030-BRIAN2009 02326
L. Settlement Charges (Continued) 800
800. Items Payable in Connection With Loan
(Loan Net Funded? N)
Borrower
Seller
Loan Origination Fee 10.000 % to Brian Barbour (from GFE#1) 1 1,000.00 1,000.00
Loan Discount 1.000 % to Brian Barbour, Agent (from GFE#2) 1 100.00 100.00
Appraisal Fee to Appraisal Kenosha, LCC (from GFE#3) 2 50.00 50.00
Credit Report to Equitex (from GFE#3) 2 5.00 5.00
Lender's Inspection Fee to Licensed Inspection 2 10.00
Mortgage Ins. Application Fee to CTT 2 100.00
Assumption Fee to Licensed Assumption 2 5.00
Tax Service to Tax Transfered (from GFE#3) 2 25.00
Flood Certification to Flood Insurance (from GFE#3) 2 P 0.00 100.00
Line 810 2 5.00 P 0.00
Line 811 2 5.00 5.00
Line 812 2 5.00 5.00
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K) 6,765.50 10,006,075.50
303. / 603. CASH (X FROM) (TO) BORROWER CASH (FROM) (X To) SELLER 99,954,571.50 88,958,773.02
<5> RESPAB <L> LINE <B> BILLING <P> PULLBILL <R> RECEIPT <X> EXISTMTG <A> SETTCHGS <Z> PRUNPAID

3.7 RESPA 700 SECTION

Snap shot of new RESPA10 700 Section.


RESPA10
RESPA PREPARATION
MODIFY
USER1 -02030
06/23/09
Escrow Number 02030-BRIAN2009-001 BLG
Order Number 02030-BRIAN2009 02326
L. Settlement Charges 700
700. Total Sales/Broker's Commission based on price $ 100,000,000.00 @ 10.000 %= 10,000,000.00
Paid From Borrower's Funds At Settlement
Paid From Seller's Funds At Settlement
Division of Commission (line 700) as follows:
LB: 5.000 $ 5,000,000.00 to =LB
SB: 4.000 $ 4,000,000.00 to =SB
Commission paid at Settlement 0.00 9,000,000.00
Money Retained by Broker( ) Applied to Commission: $ 0.00
Other Sales Agent Charges Payable to: 0.00 0.00
Additional Commission 1.000 $ 1,000,000.00 to =OB 0.00 1,000,000.00
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K) 4,742.00 10,004,287.00
303. / 603. CASH (X FROM) (TO) BORROWER CASH (FROM) (X To) SELLER 99,952,548.00 88,960,561.52
<5> RESPAB <L> LINE <B> BILLING <P> PULLBILL <R> RECEIPT <X> EXISTMTG <A> SETTCHGS <Z> PRUNPAID

For section 700 the new HUD document has line numbers 700-704 versus the old HUD which had line numbers 700-705.

There are a couple of small changes to the new HUD document for section 700:

- Line 700: Remove disclosure of real estate broker commission percentage.
- Line 700: New HUD description is “Total Real Estate Broker Fees”.
- HUD line 704 is now a blank line and gets mapped to line 704 and line 705 from the RESPA Preparation screen. The description is a variable field and if amounts exist in both lines 704 and 705 then list both descriptions and separate the descriptions by a “/”. The amount is the sum of these 2 lines. The description from the RESPA Preparation lines “Other Sales Agnt Chgs To” and/or “Add’l Comm To” along with the payee will print on line 704.

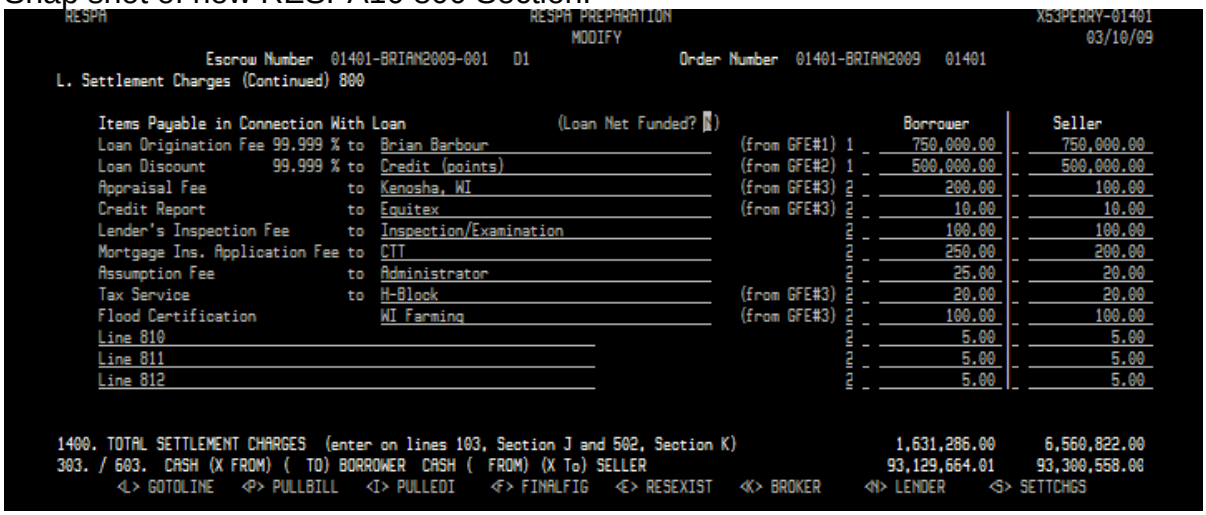
700. TOTAL REAL ESTATE BROKER FEES	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as follows:		
701. $ to		
702. $ to		
703.		
704		

3.8 RESPA 800 SECTION

Section 800 changes for RESPA Preparation screen:

- Tax Service and Flood Certification are now hardcoded on the 2010 HUD document and the new RESPA screen. On the original RESPA screens the user would add this information to one of the blank lines. To ensure that the Tax Service and Flood Certification amounts get printed to the correct line numbers on the new HUD form they need to be stored to preset fields in the database. These two fields will now display for the user on the screen.

Snap shot of new RESPA10 800 Section.


RESPA
RESPA PREPARATION
MODIFY
X53PERRY-01401
03/10/09
Escrow Number 01401-BRIAN2009-001 D1
Order Number 01401-BRIAN2009 01401
L. Settlement Charges (Continued) 800
Items Payable in Connection With Loan
(Loan Net Funded? N)
Borrower
Seller
Loan Origination Fee 99.999 % to Brian Barbour (from GFE#1) 1 750,000.00 750,000.00
Loan Discount 99.999 % to Credit (points) (from GFE#2) 1 500,000.00 500,000.00
Appraisal Fee to Kenosha, WI (from GFE#3) 2 200.00 100.00
Credit Report to Equitex (from GFE#3) 2 10.00 10.00
Lender's Inspection Fee to Inspection/Examination 2 100.00 100.00
Mortgage Ins. Application Fee to CTT 2 250.00 200.00
Assumption Fee to Administrator 2 25.00 20.00
Tax Service to H-Block (from GFE#3) 2 20.00 20.00
Flood Certification WI Farming (from GFE#3) 2 100.00 100.00
Line 810 2 5.00 5.00
Line 811 2 5.00 5.00
Line 812 2 5.00 5.00
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K) 1,631,286.00 6,560,822.00
303. / 603. CASH (X FROM) (TO) BORROWER CASH (FROM) (X To) SELLER 93,129,664.01 93,300,558.00
<L> GOTOLINE <P> PULLBILL <I> PULLEDI <F> FINALFIG <E> RESEXIST <K> BROKER <N> LENDER <S> SETTCHGS

Description of changes in the 800 section of the HUD 2010:

- The new HUD document does not have as many lines as the old HUD.
- HUD line 801 on the new HUD description has been changed to “Our Origination charge” and gets mapped to line 801 from the RESPA Preparation screen. This line is an example of where the amount has been moved from the column to the description area.
- HUD line 802 on the new HUD description has been changed to “Your credit or charge (points) for the specific interest rate chosen” and gets mapped to line 802 from the RESPA Preparation screen**.** Note: If POC, the Payee for line 802 will be on an overflow line on the supplemental page because the hard-coded description on line 802 is so long.
- HUD line 803 on the new HUD is new, with a description of “Your adjusted origination charges” and is the sum of HUD line 801 + HUD line 802. The payees from lines 801 and 802 will print separated by a “/”.
- HUD line 804 on the new HUD is the Appraisal Fee and gets mapped to line 803 from the RESPA Preparation screen.
- HUD line 805 on the new HUD is the Credit Report and gets mapped to line 804 from the RESPA Preparation screen.
- HUD line 806 on the new HUD is the Tax Services and gets mapped to line 808 from the RESPA Preparation screen.
- HUD line 807 on the new HUD is the Flood Certification and gets mapped to line 809 from the RESPA Preparation screen.
- HUD line 808 on the new HUD is the overflow line and gets mapped to the sum of SETTCHG L type on the supplemental page which is line 805 + 806 + 807 + 810 + 811 + 812 from the RESPA Preparation screen.
- The seller charges shown in this RespaPrep screen shot must be totaled and moved by the user to the 200 and 500 sections. If left as shown, they will print in the shaded area of line 801 as a reminder to move them.

800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Our origination charge $	(from GFE #1)	(Shaded)	(Shaded)
802. Your credit or charge (points) for the specific interest rate chosen $	(from GFE #2)	(Shaded)	(Shaded)
803. Your adjusted origination charges	(from GFE A)		(Shaded)
804. Appraisal Fee to	(from GFE #3)		(Shaded)
805. Credit Report to	(from GFE #3)		(Shaded)
806. Tax Service to	(from GFE #3)		(Shaded)
807. Flood Certification	(from GFE #3)		(Shaded)
808.			(Shaded)

HUD document information:

- When pulling RESPA Preparation lines 805, 806 & 807 to the supplemental page, both the hardcoded description and user entered description will be printed.
- When pulling RESPA Preparation line 805, 806 or 807 to the overflow line 808 on RESPA page 2, both the hardcoded description and user entered description will be printed.

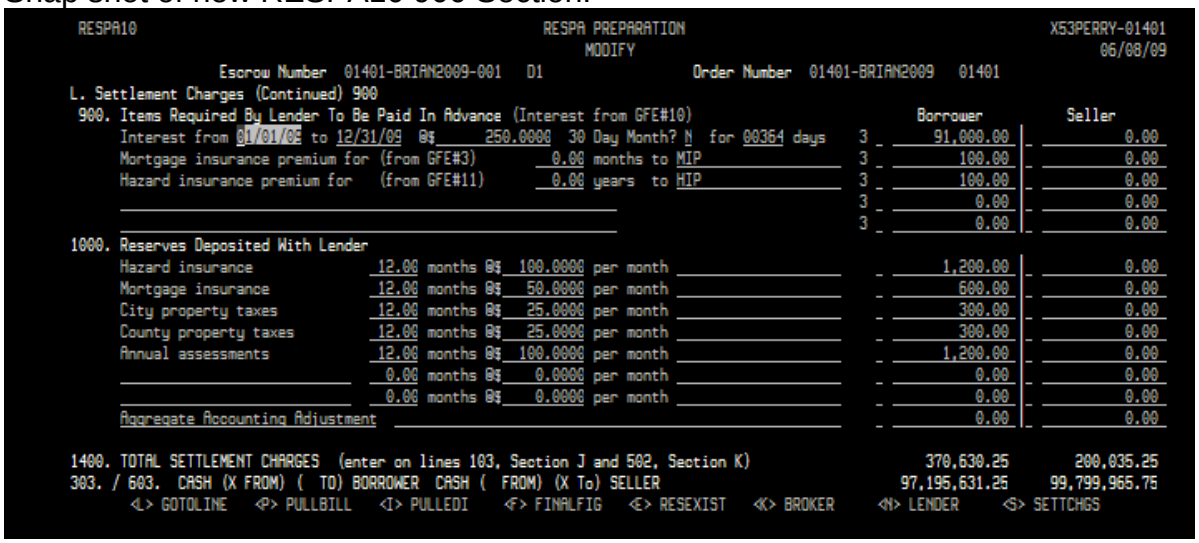
- RESPA Preparation Lines 810, 810 and 812 have only a user entered description which will be printed on the supplemental page (as in the current HUD), or on Page 2 line 808 if there are no other overflow lines.

3.9 RESPA 900 SECTION

Section 900 changes for RESPA Preparation screen:

1. After the description “Mortgage insurance premium for”, “(from GFE#3)” description is listed.
2. After the description “Hazard Mortgage insurance premium for”, “(from GFE#11)” description is listed.
3. The category numbers for section 900 can be changed. Valid category numbers are 2 and 3. User will not have the ability to change the category number to 1.

Snap shot of new RESPA10 900 Section.


RESPA10
RESPA PREPARATION
MODIFY
X53PERRY-01401
06/08/09
Escrow Number 01401-BRIAN2009-001 01
Order Number 01401-BRIAN2009 01401
L. Settlement Charges (Continued) 900
900. Items Required By Lender To Be Paid In Advance (Interest from GFE#10)
Borrower
Seller
Interest from 01/01/09 to 12/31/09 @$ 250.0000 30 Day Month? N for 00364 days 3 91,000.00 0.00
Mortgage insurance premium for (from GFE#3) 0.00 months to MIP 3 100.00 0.00
Hazard insurance premium for (from GFE#11) 0.00 years to HIP 3 100.00 0.00
3 0.00 0.00
3 0.00 0.00
1000. Reserves Deposited With Lender
Hazard insurance 12.00 months @$ 100.0000 per month 1,200.00 0.00
Mortgage insurance 12.00 months @$ 50.0000 per month 600.00 0.00
City property taxes 12.00 months @$ 25.0000 per month 300.00 0.00
County property taxes 12.00 months @$ 25.0000 per month 300.00 0.00
Annual assessments 12.00 months @$ 100.0000 per month 1,200.00 0.00
0.00 months @$ 0.0000 per month 0.00 0.00
0.00 months @$ 0.0000 per month 0.00 0.00
Aggregate Accounting Adjustment 0.00 0.00
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K) 370,630.25 200,035.25
303. / 603. CASH (X FROM) (TO) BORROWER CASH (FROM) (X To) SELLER 97,195,631.25 99,799,965.75
<L> GOTOLINE <P> PULLBILL <I> PULLEDI <F> FINALFIG <E> RESEXIST <K> BROKER <N> LENDER <S> SETTCHGS

There are several changes from the old HUD document versus the new HUD. The new HUD has 1 less line than the old HUD so line 904 is the overflow line. Also there are several description changes:

- HUD line 901 on the new HUD description has been changed to “Daily interest charges from” and gets mapped to line 901 from the RESPA Preparation screen.
- HUD line 902 on the new HUD is “Mortgage Insurance Premium for” and gets mapped to line 902 from the RESPA Preparation screen.
- HUD line 903 on the new HUD description is now “Homeowner’s Insurance for” (on old HUD was Hazard Insurance Premium) and gets mapped to line 903 from the RESPA Preparation screen.
- HUD line 904 is the overflow line on the new HUD and gets mapped to the lines 904 + 905 from the RESPA Preparation screen. The description is a variable field and if there are descriptions in both lines 904 and 905 then list both descriptions and separate the descriptions by a “/”; sum the amounts.

900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE						
901. Daily interest charges from	to	@$	/day	(from GFE #10)		(Shaded)
902. Mortgage insurance premium				(from GFE #3)		(Shaded)
903. Homeowner's insurance to				(from GFE #11)		(Shaded)
904						(Shaded)

3.10 RESPA 1000 SECTION

Section 1000 changes for the RESPA Preparation screens:

1. Under the Reserves Deposited with Lender section, if there is Homeowners Insurance the users will input the information on the Hazard Insurance line. (What was called Hazard Insurance on the current HUD is renamed Homeowners Insurance on the new HUD.)
2. After the "Annual Assessments" line the original RESPA screen had three blank lines, the new RESPA screen will have two blank lines and then the Aggregate Accounting Adjustment line will be hardcoded.
3. The Aggregate Accounting Adjustments is another field that now has a specific line number on the new HUD document and needs a preset field to ensure that it prints correctly on the new HUD.

Snap shot of new RESPA10 1000 Section.

```
RESPA10                                RESPA PREPARATION                          X53PERRY-01401
                                          MODIFY                                       06/08/09
            Escrow Number  01401-BRIAN2009-001   01                Order Number  01401-BRIAN2009   01401
L. Settlement Charges (Continued) 900
 900. Items Required By Lender To Be Paid In Advance (Interest from GFE#10)          Borrower        Seller
      Interest from 01/01/09 to 12/31/09  @$    250.0000  30 Day Month? N  for 00364 days  3 _  91,000.00 _      0.00
      Mortgage insurance premium for (from GFE#3)      0.00 months to MIP                  3 _     100.00 _      0.00
      Hazard insurance premium for   (from GFE#11)     0.00 years  to HIP                  3 _     100.00 _      0.00
      ____________________________________________                                       3 _       0.00 _      0.00
      ____________________________________________                                       3 _       0.00 _      0.00
1000. Reserves Deposited With Lender
      Hazard insurance          12.00 months @$  100.0000 per month ____________        _   1,200.00 _      0.00
      Mortgage insurance        12.00 months @$   50.0000 per month ____________        _     600.00 _      0.00
      City property taxes       12.00 months @$   25.0000 per month ____________        _     300.00 _      0.00
      County property taxes     12.00 months @$   25.0000 per month ____________        _     300.00 _      0.00
      Annual assessments        12.00 months @$  100.0000 per month ____________        _   1,200.00 _      0.00
      ____________________       0.00 months @$    0.0000 per month ____________        _       0.00 _      0.00
      ____________________       0.00 months @$    0.0000 per month ____________        _       0.00 _      0.00
      Aggregate Accounting Adjustment ____________________________________________      _       0.00 _      0.00

1400. TOTAL SETTLEMENT CHARGES  (enter on lines 103, Section J and 502, Section K)        370,630.25      200,035.25
303. / 603.  CASH (X FROM) (  TO) BORROWER  CASH (  FROM) (X To) SELLER                  97,195,631.25   99,799,965.75
      <L> GOTOLINE   <P> PULLBILL   <I> PULLEDI   <F> FINALFIG   <E> RESEXIST   <K> BROKER   <N> LENDER   <S> SETTCHGS
```

The new HUD document has 1 less line than the old HUD. There are a several changes in this section, the following are for new HUD lines 1001 – 1003:

- HUD line 1001 on the new HUD is a new line: "Initial deposit for your escrow account" and is the sum of lines 1002 to 1007 on the new HUD.
- HUD line 1002 on the new HUD is renamed to "Homeowners Insurance" and gets mapped to RESPA Preparation line 1001 (Hazard Insurance).
- HUD line 1003 on the new HUD is the "Mortgage Insurance" and gets mapped to Mortgage Insurance line 1002 from RESPA Preparation screen.

The following checks will need to be made for HUD lines 1004 – 1006 since these 3 lines must handle 5 lines from the RESPA Preparation screen. The program is making these checks and displaying the information as described below.

- *If information exists on the RESPA Preparation screen for only lines 1003 and 1004:*
  - Separate the City Property Taxes line 1003 from RESPA Preparation and the County Property Taxes line 1004 from RESPA Preparation on new HUD lines 1004 and 1005.
  - Make the Property Tax description on the HUD variable, so you can print the description on new HUD line 1004 City Property Tax and for new HUD line 1005 County Property Tax.
- *If information exists on the RESPA Preparation screen for lines 1003 and 1004 and any other two lines (lines 1005, 1006, 1007):*
  - Display RESPA Prep lines 1003 and 1004 as above.
  - For new HUD line 1006, sum the amounts of the other two RESPA Preparation lines and combine the descriptions. That is, print description for first line. Separate with a "/". Then print the description for the second line. For example "Assessments/Local Taxes".
- *If information exists on all five RESPA Preparation lines 1003, 1004, 1005, 1006, 1007:*
  - For new HUD line 1004 sum the amounts for RESPA Preparation lines 1003 and 1004 and print the description Property Taxes.
  - For new HUD line 1005 list the description for RESPA Preparation line 1005 (that is, Annual Assessments) and print the amount.
  - For new HUD line 1006 sum the amounts for RESPA Preparation lines 1006 and 1007 and combine the descriptions. That is, print description for first line. Separate with a "/". Then print the description for the second line. For example "Assessments/Local Taxes".
- *If information exists for RESPA Preparation lines 1003 or 1004 plus 1005, 1006 and 1007:*
  - For new HUD line 1004 print the description from RESPA Preparation line 1003 City Property Taxes and print its amount or line 1004 County Property taxes and print its amount.
  - For new HUD line 1005 print the description from RESPA Preparation line 1005 Annual Assessments and its amount.
  - For new HUD line 1006 sum the amounts for RESPA Preparation lines 1006 and 1007 and combine the descriptions. That is, print description for first line. Separate with a "/". Then print the description for the second line. For example, "Assessments/Local Taxes".
- *If information exists for RESPA Preparation lines 1005, 1006 and 1007:*
  - For new HUD line 1005 print the description from RESPA Preparation line 1006 Annual Assessments and its amount.
  - For new HUD line 1006 sum the amounts for RESPA Preparation lines 1006 and 1007 and combine the descriptions. That is, print description for

first line. Separate with a "/". Then print the description for the second line. For example "Assessments/Local Taxes".

The following items pertain to the HUD lines 1004 – 1006:

- Line 1004 is **only** for taxes (not insurance or assessments.)
- When combining lines from the RESPA Preparation screen, if the months are different for lines being combined, **only** the amount will be printed; thee the 'months' and 'per month' will be left blank.

- HUD line 1007 on the new HUD is the Aggregate Adjustment and gets mapped to line 1008 from the RESPA Preparation screen.

1000. RESERVES DEPOSITED WITH LENDER					
1001. Initial deposit for your escrow account			(from GFE #9)		
1002. Homeowner's insurance	months @ $	per month			
1003. Mortgage insurance	months @ $	per month			
1004. City property taxes	months @ $	per month			
1005.	months @ $	per month			
1006.	months @ $	per month			
1007. Aggregate Adjustment					

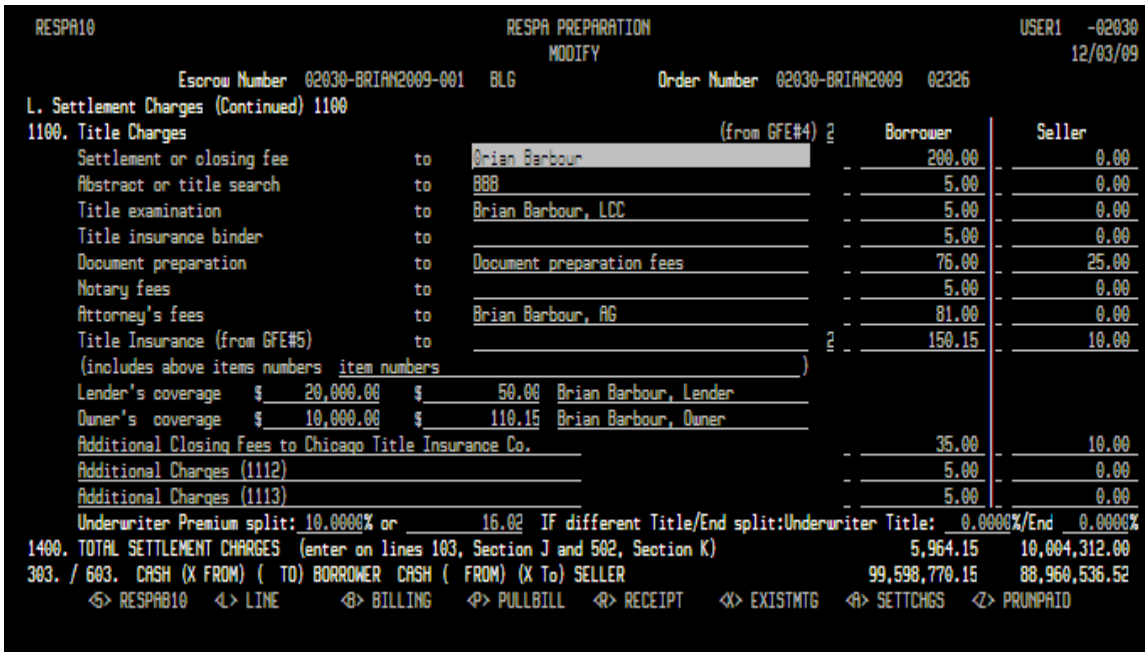
POC Information

- The total for Line 1001 on page 2 will not include POC charge amounts.

- The description will not carry to HUD 2010 lines 1004 – 1006, these lines must accommodate 5 RESPA Preparation lines (1003 – 1007) and the same RESPA Preparation lines are not always combined into the same HUD line. It depends on which lines and how many lines the user fills in; this is detail in the above "Section 1000 changes for the RESPA Preparation screens". The description on HUD 2010 lines 1004-1006 is small since the 2010 HUD prints the amounts outside the column where the description used to be.

3.11 RESPA 1100 SECTION

The next screen is for the RESPA10 Section 1100.


RESPA10
RESPA PREPARATION
MODIFY
USER1 -02030
12/03/09
Escrow Number 02030-BRIAN2009-001 BLG
Order Number 02030-BRIAN2009 02326
L. Settlement Charges (Continued) 1100
1100. Title Charges
(from GFE#4) 2
Borrower
Seller
Settlement or closing fee to Brian Barbour 200.00 0.00
Abstract or title search to BBB 5.00 0.00
Title examination to Brian Barbour, LCC 5.00 0.00
Title insurance binder to 5.00 0.00
Document preparation to Document preparation fees 76.00 25.00
Notary fees to 5.00 0.00
Attorney's fees to Brian Barbour, AG 81.00 0.00
Title Insurance (from GFE#5) to 2 150.15 10.00
(includes above items numbers item numbers)
Lender's coverage $ 20,000.00 $ 50.00 Brian Barbour, Lender
Owner's coverage $ 10,000.00 $ 110.15 Brian Barbour, Owner
Additional Closing Fees to Chicago Title Insurance Co. 35.00 10.00
Additional Charges (1112) 5.00 0.00
Additional Charges (1113) 5.00 0.00
Underwriter Premium split: 10.0000% or 16.02 IF different Title/End split:Underwriter Title: 0.0000%/End 0.0000%
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K) 5,964.15 10,004,312.00
303. / 603. CASH (X FROM) (TO) BORROWER CASH (FROM) (X To) SELLER 99,598,770.15 88,960,536.52
<5> RESPA10 <L> LINE <B> BILLING <P> PULLBILL <R> RECEIPT <X> EXISTMTG <A> SETTCHGS <Z> PRUNPAID

Section 1100 changes for the RESPA Preparation screens:

1. A new line has been added at the end of the section for underwriter and agent split. The new line is **Underwriter Premium split:XXX.XXX% or $XXXXXX.XX.**
2. **If different Title/End split: Underwriter Title: XXX.XXX%/End XXX.XXX%.** This is the split of title policy and endorsement premiums that go to the Underwriter and Agent. If the same percentage split is used for title premiums as endorsement premiums (most cases) only the first percent or amount needs to be filled out. For example title premium = $500, endorsement premiums = $100, total $600. If the user enters 60% in Underwriter premium split percent, the system calculates $600 x 60% = $360 for the Underwriter and $600 x 40% for the Agent. If the title premiums and endorsement premiums do not have the same percent split, the user enters the appropriate percents in the second half of the line (that is “If different Title/End split: Underwriter Title: XXX.XXX%/End XXX.XXX%”).
3. A new pop up screen appears when the user enters either a percent or a dollar amount on the line and tabs off it. If the user returns to the split line, the percent or amount will be retained and just tabbing off the field that is populated will get user back to the pop up screen. Or the user can edit the percents on the line.
4. For 100% Underwriter split, enter 100% in percent field for the Underwriter Premium section and tab off percent field. The pop up window will appear with 100% for underwriter.
5. For 100% Agent split do not enter any amounts or percentage for underwriter premium. Also leave the “If different Title/End split” percentages as zero and tab to the end of the line. Once the user tabs off the Endorsement percentage, the pop up window will appear with 100 percent going to the Agent.
6. For the “If different Title/End split” user can enter 100% for either title or endorsement**.**

7. The new pop up screen is provided for the user to identify the correct items that should be included in the title and endorsement premium calculation of the Agent and Underwriter split. Each line item in 1100 will display, and if multiple items were pulled into a line with PullBill, each individual line will display.
8. All items marked on this screen with a Policy Indicator will be included in the total title and endorsement premium calculation. The new screen will default all amounts mapped for the 1108 line with an OP1, OP2, LP1 or LP2 depending on what was entered in Billing. So if the user correctly codes all the title policy & endorsement premiums in Online Billing to line 1108, and has no miscellaneous endorsements in other lines, the pop up screen will be complete when it comes up and the user can just press Next.
9. If endorsements have been entered in other lines, the user will need to indicate OP1, etc. on those rows in the pop up. If items from line 1108 are not policies or endorsements, the OP1 must be blanked out so they are not included in the calculation.
10. As items are indicated, the totals on the bottom will update.
11. If the percent breakdown for title and endorsements premiums is different, the user enters percents in the Title/End percent fields on the split line. In this case the 'T/E' column will appear on the new screen. In addition to confirming the OP1, etc. items, the user must indicate whether each item is T(itle) or E(ndorsemnt). The system will apply the appropriate percent to each and include in the bottom totals.
12. The totals from the bottom of the 1100 pop up screen will be used for lines 1103, 1104, 1107 and 1108 of the HUD 2010 only. No data from the pop up will affect or transfer back to the 1100 RESPA Prep screen or Billing.
13. When the screen is complete, hit Next to save the data and move to the RESPA Preparation 1200 section.
14. If the user does not enter a percent or amount in the split line, leaving the Underwriter percent at 0.0000%, 100% will default to the Agent. Lines 1103 and 1104 on the 2010 HUD will be defaulted from the policy indicators used in Billing. If the policy indicator is not used in Billing, and the popup screen is not completed, lines 1103, 1104, 1107 and 1108 will all be blank.
15. The category number on the Title line represents the charges for HUD line 1101. To change the category number that is listed on the Title line move to the POC field for Settlement or closing fee then select the Gold key and the left arrow key. It will be the user's responsibility to identify if the escrow is a Loan Transaction or Sales Transaction and change the category number to 2 if the escrow is a Loan Transaction or 3 if the escrow is a Sales Transaction.
16. The user modifiable category field on line 1108 will be used to determine the category for line 1103 (Owner's Ins) on the GFE Comparison. It will be the user's responsibility to identify if the escrow is a Loan Transaction or Sales Transaction and change the category number to 2 if the escrow is a Loan Transaction or 3 if the escrow is a Sales Transaction.

3.11.1 New Underwriter/Agent and Owner/Lender split screen

The user chooses which UW (Underwriter) percent to use (red or pink and brown ovals).

The user can't have both percents (red and pink), in other words, the user can't have both UW Premium split and Title/End split.

Note: To get to the popup screen, tab off the line in the snap shot above after adding an amount or percent entered in one of the fields.

Underwriter Premium split:
In UW Premium split case, if the user enters UW percent (red) and selects <TAB> key, the UW premium will be zeros (yellow). Select the <TAB> key again and the pop-up will display. If the user enters an amount in UW premium (yellow) and selects <TAB> key, UW percent (red) will be zeros and pop-up will display.

If neither UW percent (red) nor UW premium (yellow) are entered and user selects <TAB> key, cursur will move to second UW title percent (pink) without displaying pop-up screen.

If user selects <NEXT> key from pop-up screen, they will go back to the same 1100 section screen; into UW title percent (pink).

Title/Endorsements split:
In Title/End split case, if the user enters UW title percent (pink), both percent (red) and premium (yellow) will be zeroed out. Select <TAB> key after Title and End percent (pink and brown), and the pop-up will display.

If UW title percent (pink) and UW end percent (brown) are both not entered and user selects <TAB> key, they will move to the 1200 section screen.

The new screen will display all items from the 1100 Respa Prep screen, detailing on a separate line each item brought in from Billing. It will default the Billing screen policy indicator (OP1, OP2, LP1 or LP2) for all amounts mapped to the 1108 line. The buyer and seller column on the pop up is only for display; users will not be able to change the information in this column. Users will be able to add, delete or change the policy indicator to OP1, OP2, LP1, LP2 or blank. If the user leaves the policy indicator blank, the amount will not be included in the total to be split, as will be the case for all items not policy or endorsement premiums. Instead of entering a percent for the underwriter split, the user can enter a dollar amount on the RESPA Preparation split line. The agent portion on the bottom of the screen will equal the total items indicated as premiums minus what the user entered for the underwriter.

If there is only a single percent split and the user correctly codes all the policies and endorsements in Online Billing to line 1108, and has no miscellaneous endorsements in other lines, the pop up will be complete when it comes up and the user can just press Next. If there are endorsement premiums in other lines, they will need to indicate OP1, OP1, LP1 or LP2 in the policy indicator column on those rows in the pop up.

The T/E column will only appear if the user enters a double percent in the Title/End percent fields. In this case, there is a different percent split for the title premiums than for the endorsement

premiums between the underwriter and agent. So in addition to indicating whether the item is an Owner's or Lender's premium, the user will indicate whether it is to be included in the Title split or Endorsement split. This will be indicated by the T/E column. When there is a T/E split and a policy indicator exists, a T or E will also be required. Validation will not allow the user to enter a policy indicator without a T or E or a T or E without a policy indicator.

Just a note on Pull bill: when a Pull bill is done and the user goes into the pop up screen for the first time, only items with Billcodes mapped to Respa Pres line 1108 will display the policy indicators entered in billing. Any other RESPA line entered in billing that had a policy indicator will need to be reentered by the user on the pop up screen.

In the event the user does a Pull bill, and then changes the amount on a line in the RESPA Preparation screen, the 1100 pop up will display the original line(s) from pull bill and another line for the difference. The total of the two (or more) lines on the popup reflect the amount on the RESPA Preparation screen for that line. For example a line is entered in Billing coded to line 1103 for $25.00. Pull bill brings in the $25.00 and the user changes the amount on line 1103 to $30.00. The popup will show separate lines for $25.00 and $5.00. The line on the popup with the difference will not have a Bill code and the user will have to enter the policy indicator if needed.

Negative amounts will be seen on the pop up window if they were either entered in billing as a negative or the difference line needs to be negative due to an adjustment made by the user on the RESPA Preparation screen.

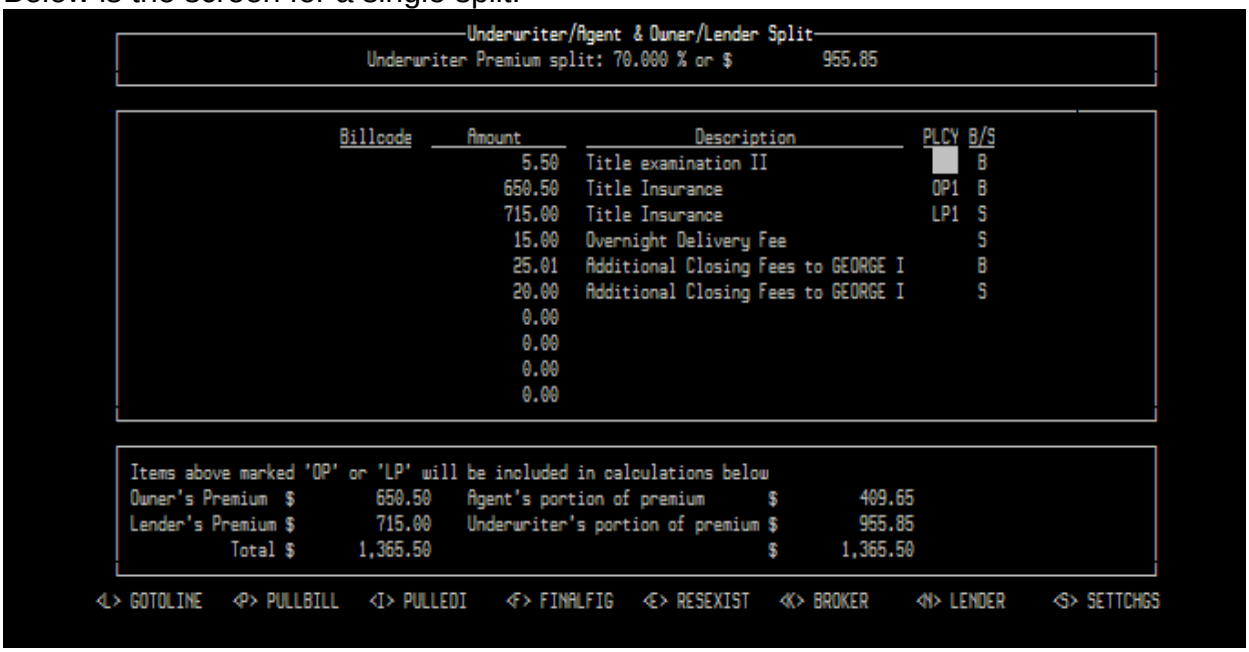
Please note: Offtable has an option not to pull lines 1105 & 1107 for Pullbill. If this flag is set to N, items with Billcodes mapped to these lines will not be pulled to the Respa Prep, however they will be shown on the popup as both a debit and credit, which will equal zero to match the line on Respa prep.

Below is a partial snap shot of the flag found on the Escrow and Escrow Securities screen in Office Maintenance.

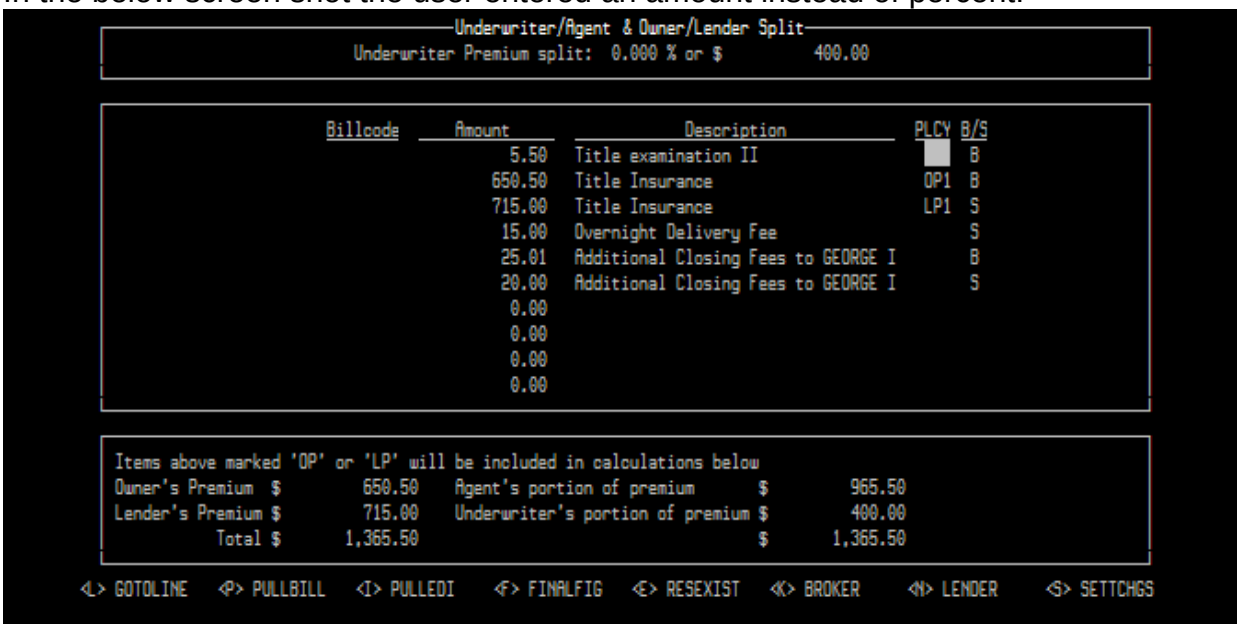
Note for Washington State users: Tax on Title and Endorsement premiums should not be included in the Agent/Underwriter split. These should be in a separate Bill Code and NOT marked for inclusion in the split on the below screen. Tax will be included in line 1101 of the HUD pg1 but does not need to be itemized on the HUD. Note: this functionality is not yet in place.

The total section on the bottom of the screen is automatically calculated and updated with each entry the user makes. Owner's Premiums display on HUD line 1103, Lender's Premiums to HUD line 1104; Agent's & Underwriter's portions go to HUD lines 1107 and 1108.

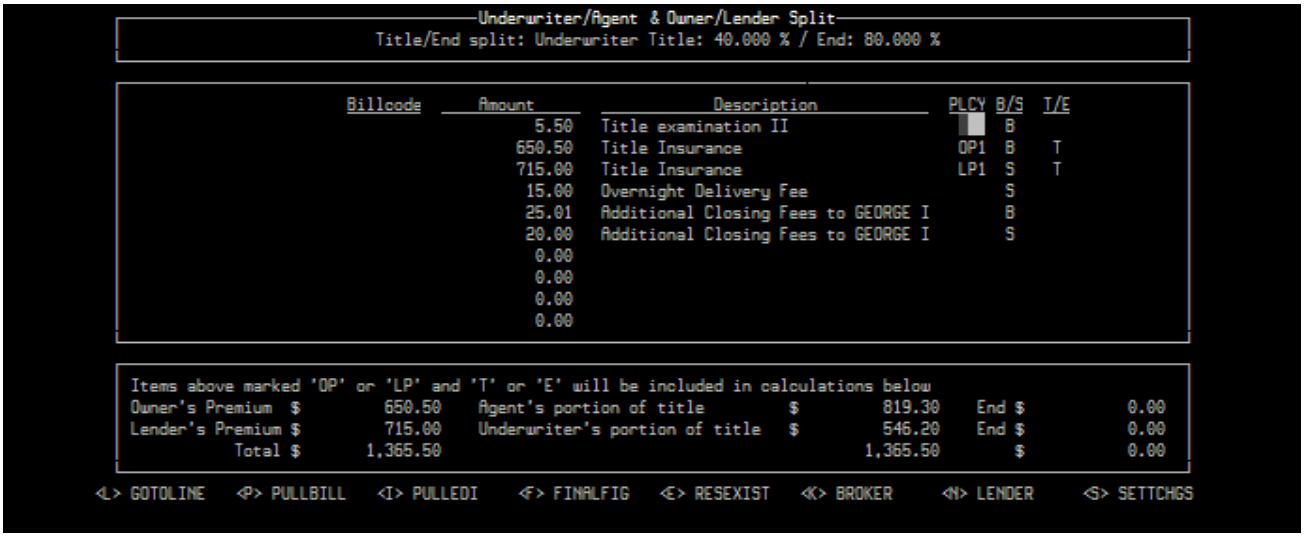
Below is the screen for a single split.


Underwriter/Agent & Owner/Lender Split
Underwriter Premium split: 70.000 % or $ 955.85
Billcode Amount Description PLCY B/S
5.50 Title examination II B
650.50 Title Insurance OP1 B
715.00 Title Insurance LP1 S
15.00 Overnight Delivery Fee S
25.01 Additional Closing Fees to GEORGE I B
20.00 Additional Closing Fees to GEORGE I S
0.00
0.00
0.00
0.00
Items above marked 'OP' or 'LP' will be included in calculations below
Owner's Premium $ 650.50 Agent's portion of premium $ 409.65
Lender's Premium $ 715.00 Underwriter's portion of premium $ 955.85
Total $ 1,365.50 $ 1,365.50
<L> GOTOLINE <P> PULLBILL <I> PULLEDI <F> FINALFIG <E> RESEXIST <K> BROKER <N> LENDER <S> SETTCHGS

In the below screen shot the user entered an amount instead of percent.


Underwriter/Agent & Owner/Lender Split
Underwriter Premium split: 0.000 % or $ 400.00
Billcode Amount Description PLCY B/S
5.50 Title examination II B
650.50 Title Insurance OP1 B
715.00 Title Insurance LP1 S
15.00 Overnight Delivery Fee S
25.01 Additional Closing Fees to GEORGE I B
20.00 Additional Closing Fees to GEORGE I S
0.00
0.00
0.00
0.00
Items above marked 'OP' or 'LP' will be included in calculations below
Owner's Premium $ 650.50 Agent's portion of premium $ 965.50
Lender's Premium $ 715.00 Underwriter's portion of premium $ 400.00
Total $ 1,365.50 $ 1,365.50
<L> GOTOLINE <P> PULLBILL <I> PULLEDI <F> FINALFIG <E> RESEXIST <K> BROKER <N> LENDER <S> SETTCHGS

Below is the screen when the % split is different for policies and endorsements. The screen is identical to the above but includes the T/E column.


Underwriter/Agent & Owner/Lender Split
Title/End split: Underwriter Title: 40.000 % / End: 80.000 %
Billcode Amount Description PLCY B/S T/E
5.50 Title examination II B
650.50 Title Insurance OP1 B T
715.00 Title Insurance LP1 S T
15.00 Overnight Delivery Fee S
25.01 Additional Closing Fees to GEORGE I B
20.00 Additional Closing Fees to GEORGE I S
0.00
0.00
0.00
0.00
Items above marked 'OP' or 'LP' and 'T' or 'E' will be included in calculations below
Owner's Premium $ 650.50 Agent's portion of title $ 819.30 End $ 0.00
Lender's Premium $ 715.00 Underwriter's portion of title $ 546.20 End $ 0.00
Total $ 1,365.50 1,365.50 $ 0.00
<L> GOTOLINE <P> PULLBILL <I> PULLEDI <F> FINALFIG <E> RESEXIST <K> BROKER <N> LENDER <S> SETTCHGS

The new HUD document has line numbers 1101-1109 versus the old HUD which had line numbers 1101-1113. Currently charges from line 1109 flow to the supplemental page. In the next release this will be changed to give the user the option of the 1109 items on the supplemental page via a doc paragraph. Below are the document changes for section 1100:

- New HUD line 1101 “Title Services and lender’s title insurance” per Business Requirements is the total of all 1100 section charges, except new HUD line 1103. Display borrower’s total in Buyer column and Seller’s total in Seller column.
- New HUD line 1102 “Settlement or closing fees” gets mapped to RESPA Preparation screen line 1101. The out of column total is only the buyer charges for 1102.
  - Seller charge for 1102 will be displayed in the seller column and not totaled into 1101 Seller total.
- New HUD line 1103 “Owner’s title insurance” gets mapped to the new RESPA Preparation 1100 pop up screen owner’s premium. It includes title and endorsement premiums.
  - The name of payee will print next to “Owner’s title insurance to”. The name of payee will pull from the RESPA Preparation screen under section 1100 from the Owner’s Coverage line. The user will enter the payee on the description line that is next to the enterable amount on the Owner’s Coverage line. The payee entered on the description line will then get pulled on the HUD page 2 line 1103.
- New HUD line 1104 “Lender’s title insurance” gets mapped to the new RESPA Preparation 1100 pop up screen lenders premium. It includes title and endorsement premiums.
  - The name of payee will print next to “Lender’s title insurance to”. The name of payee will get pulled from the RESPA Preparation screen under section 1100 from the Lender’s Coverage line. The user will enter the payee on the description line that is next to the enterable amount on the Lender’s Coverage line. The payee entered on the description line will then get pulled on the HUD page 2 line 1104.
- New HUD line 1105 “Lender’s title policy limit” gets mapped to RESPA Preparation line 1109 Lender’s coverage. For multiple lenders on the line, list each policy limit separately. Note the policy premium amount no longer displays in the description field on this line.

- New HUD line 1106 "Owner's title policy limit" gets mapped to the RESPA Preparation line 1110 Owner's coverage. For multiple lenders on the line, list each policy limit separately. Note the policy premium amount no longer displays in the description field on this line.
- New HUD line 1107 Agent's portion of the total title insurance premium. This is calculated from the percent the user enters multiplied by the total title and endorsement premiums. If split is different for title and endorsement premiums, the description on the new HUD will display Agent's portion of the total title insurance premium = $$$$ END: $$$$
- HUD line 1108 Underwriter's portion of the total title insurance premium. This is calculated from the percent the user enters multiplied by the total title and endorsement premiums. If split is different for title and endorsement premiums, the description on the HUD will display Underwriter's portion of the total title insurance premium = $$$$$ END: $$$$$
- For HUD lines 1107 AND 1108 a pop up screen will display in RESPA Preparation for the user to identify policies, endorsements and the split %. See RESPA Preparation section for screen shot and explanation of new pop up screen 1100.
- A new 1109 line has been added to the HUD. It will contain out of column total for the buyer of items on the 3 Respa Prep blank lines and be added to the 1101 buyer total. For the seller, the box is not shaded and the total charges will be in column and will not total to 1101. Please note the following:

  - Multiple 1109 lines will now display on supplemental page with a description of "Other Charges – See Attached" when items are listed on the RESPA Preparation section 1100 blank lines (**1111 – 1113**). They will be detailed on the supplemental page as "Add'l title/escrow charges".

  - If the amounts entered in Billing mapped to RESPA Preparation section 1100 blank lines (**1111 – 1113)**, the charges are detailed on the supplemental. If the user changes the RESPA Preparation amounts for those blank 1100 blank lines (1111-1113) after doing PULLBILL, or if there are multiple customers and not all are selected for PULLBILL, that line's description and amount from RESPA Preparation (1111, 1112, 1113) will display on the supplemental, but not the detail items from Billing.

  - Items on the RESPA Prep. 1100 section 3 blank lines (1111-1113) that are coded OP1, OP2, LP1, LP2 for policies/endorsements will be pulled to HUD lines 1103/1104 and be included in the split. They will not be included in new line 1109 or displayed on the supplemental.

Note : new HUD lines 1103 + 1104 will equal 1107 + 1108.

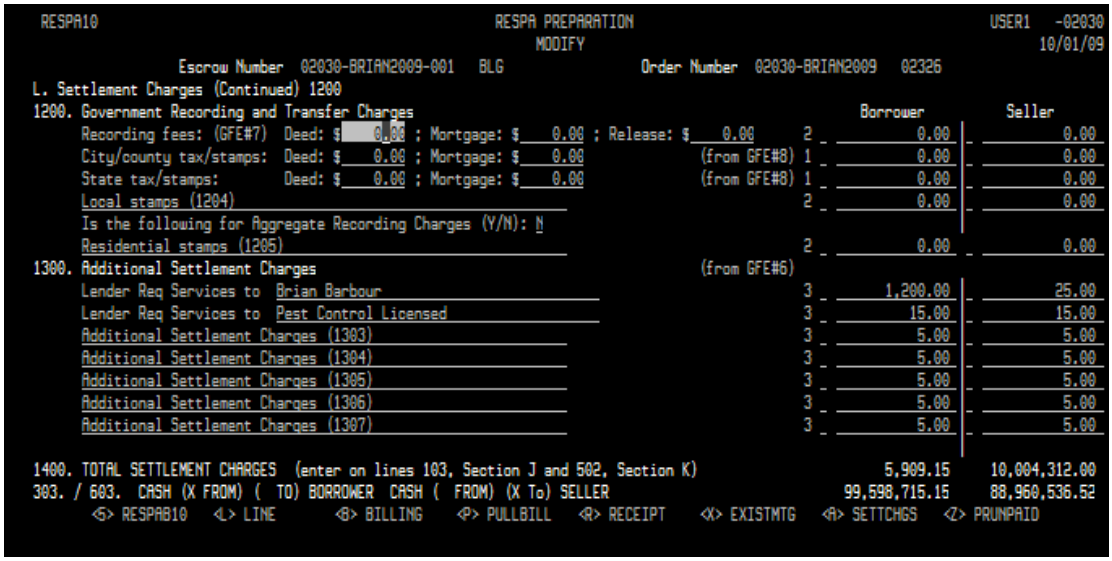
1100. TITLE CHARGES			
1101. Title services and lender's title insurance	(from GFE #4)		
1102. Settlement or Closing Fee	$		
1103. Owner's title insurance to	(from GFE #5)		
1104. Lender's tittle insurance to	$		
1105. Lender's title policy limit $			
1106. Owner's title policy limit $			
1107. Agent's portion of the total title insurance premium $			
1108. Underwriter's portion of the total title insurance premium $			
1109.			

3.12 RESPA 1200 SECTION

Below are changes for Section 1200 on the RESPA Preparation screen:

1. After the "City/county tax/ stamps" description, the "(FROM GFE#8)" description is listed.
2. After the "State tax/stamps" description, the "(FROM GFE#8)" description is listed.
3. Before the second blank line is a new question "Is the following for Aggregate Recording Charges (Y/N): N". The default is no. In this case, the Recording fee line and the 2 blank lines are available for actual charges.
4. If user selects Yes, as they tab off the field, Aggregate Recording Charges will be defaulted in the description on the second blank line. If Aggregate charges are used, no actual charges are allowed. If the user enters an amount on line 1201 an error message will display when they either page down or select next key "Can only use Actual or Aggregate Fees".
   - If the Aggregate Recording Charge flag is set to Yes, the category for line 1204 will be automatically set to category 1. This allows the line to be used for additional tax/stamps and will roll to HUD line 1203 "Transfer Taxes" with Respa Prep lines 1202 and 1203 in this case.
   - If the Aggregate Recording Charge flag is set to No, the category for line 1204 will be automatically set to category 2. The charges will roll to HUD line 1201.
   - The category number will change when the user selects Yes or No for Aggregated Recording charges and either tabs off, pages up, pages down, arrows up or arrows down from the field.

Snap shot of new RESPA10 1200 Section.


RESPA10
RESPA PREPARATION
MODIFY
USER1 -02030
10/01/09
Escrow Number 02030-BRIAN2009-001 BLG
Order Number 02030-BRIAN2009 02326
L. Settlement Charges (Continued) 1200
1200. Government Recording and Transfer Charges
Borrower
Seller
Recording fees: (GFE#7) Deed: $ 0.00 ; Mortgage: $ 0.00 ; Release: $ 0.00 2 0.00 0.00
City/county tax/stamps: Deed: $ 0.00 ; Mortgage: $ 0.00 (from GFE#8) 1 0.00 0.00
State tax/stamps: Deed: $ 0.00 ; Mortgage: $ 0.00 (from GFE#8) 1 0.00 0.00
Local stamps (1204) 2 0.00 0.00
Is the following for Aggregate Recording Charges (Y/N): N
Residential stamps (1205) 2 0.00 0.00
1300. Additional Settlement Charges (from GFE#6)
Lender Req Services to Brian Barbour 3 1,200.00 25.00
Lender Req Services to Pest Control Licensed 3 15.00 15.00
Additional Settlement Charges (1303) 3 5.00 5.00
Additional Settlement Charges (1304) 3 5.00 5.00
Additional Settlement Charges (1305) 3 5.00 5.00
Additional Settlement Charges (1306) 3 5.00 5.00
Additional Settlement Charges (1307) 3 5.00 5.00
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K) 5,909.15 10,004,312.00
303. / 603. CASH (X FROM) (TO) BORROWER CASH (FROM) (X To) SELLER 99,598,715.15 88,960,536.52
<S> RESPAB10 <L> LINE <B> BILLING <P> PULLBILL <R> RECEIPT <X> EXISTMTG <A> SETTCHGS <Z> PRUNPAID

The new HUD document has 1 more line than the old HUD. The user now has the option of using Aggregate charges, which are average charges for Recording Fees in their area. This is detailed in Escrow Technical Memo 99-2008 dated 12/12/08.

- HUD line 1201 on the new HUD will depend on whether the user is entering average calculated charge or actual charges. A check is made on the new flag, which corresponds to a new question on the RESPA Preparation screen. If the flag is set to NO then they are using Actual charges and RESPA Preparations lines 1201, 1204 and 1205 are rolled up to 1201. If the flag is set to YES, then the charges are average (aggregate), and the amount from RESPA Preparation line 1205 displays on HUD line 1201.
- HUD line 1202 on the new HUD gets mapped to line 1201 on the RESPA Preparation line screen.
- HUD line 1203 on the new HUD is a new line with a description of “Transfer Taxes” and totals HUD lines 1204 + 1205. 1204 and 1205 amounts only show in the description field.
- HUD line 1204 on the new HUD gets mapped to line 1202 on the RESPA Preparation screen.
- HUD line 1205 on the new HUD gets mapped to line 1203 on the RESPA Preparation screen.
- HUD line 1206 on the new HUD first needs to check the flag for Aggregate Charges or Actual Charges. The total is a combination of buyer and seller changes. **The program will display the new HUD line 1206 as follows:**
    - If the flag is set to **No** then the charges are ACTUAL charges:
        - If information exists on RESPA Preparation lines 1204 **and** 1205 combine the descriptions and separate them with a “/” (i.e. line 1204 description/line 1205 description) on HUD line 1206.
        - If information exists on line 1204 **or** 1205, print the description for that line on HUD line 1206.

- Only combine both lines 1204 and 1205 for Actual Recording Charges, which is when the flag is No.

o If flag is set to **Yes** then the charges are Aggregate charges and are shown as follows:
  - Use line 1205 on the RESPA Preparation screen. Display Aggregate Recording Charges as description and map the amount from line 1205 on the RESPA Preparation screen to HUD line 1206.
  - If the flag is set to yes; RESPA Preparation line 1204 will be added to line 1203 (Transfer taxes) on the HUD. If the flag is set to no; RESPA Preparation line 1204 will be added to line 1201 (Government Recording Charges) on the HUD.
  - The description for 1204 will print on line 1206 with Aggregate Recording Charge description. The two descriptions will be separated by '/'. The user could enter the amount in the descriptions for clarification as they are added together out of column on the HUD.

Additional information:
- Nothing is printed on new HUD line 1202, if the aggregate recording charge is shown on 1206. If actual fees are used, then the user will enter them in the recording fee screen and they will be displayed the same as they are today.
- If the aggregate recording charge is used, then there can NEVER be any additional recording charges.
- New HUD line 1201 is either the sum of new HUD lines 1202 and 1206 for actual charges OR the amount shown on 1206 which is aggregate recording charges.

Note: user will not be allowed to enter both Aggregate and Actual recording charges on the RESPA Preparation screen.

1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Government recording charges			(from GFE #7)		
1202. Deed $	Mortgage $	Releases $			
1203. Transfer taxes			(from GFE #8)		
1204. City/County tax/stamps $	Deed $	Mortgage $			
1205. State tax/stamps	Deed $	Mortgage $			
1206.					

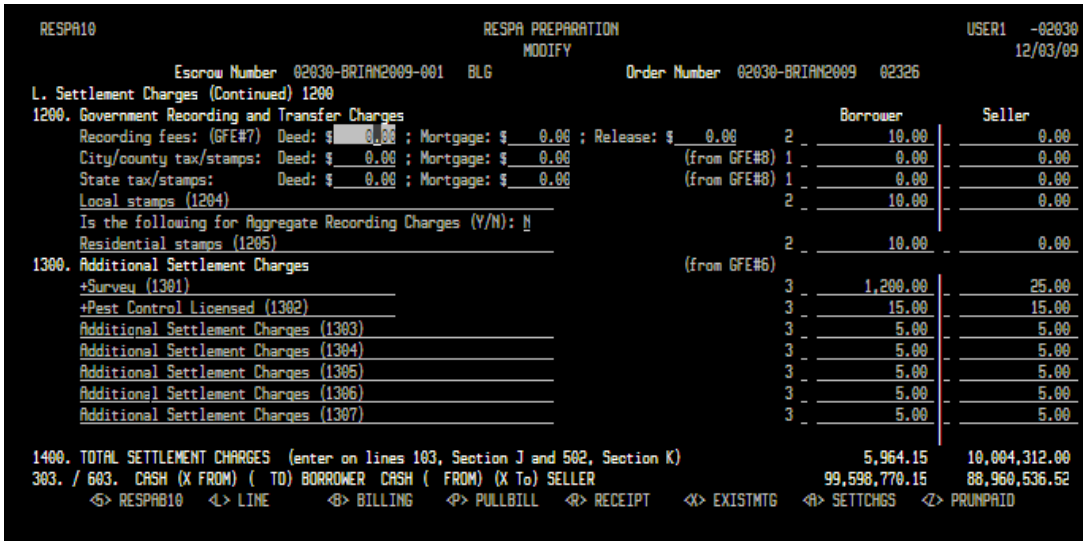
3.13 RESPA 1300 SECTION

Below are changes for Section 1300 on the RESPA Preparation screen:
1. After the "Additional Settlement Charges" description, "(FROM GFE#6)" is listed.
2. Survey and Pest Inspection to will no longer be displayed as hardcoded descriptions.
3. The first six lines in the 1300 section can be used for either "Lender Required Services" that will roll up to 1301 on the HUD document or regular 1300 charges. If the user wants the charges to roll up to 1301, and be considered "Lender Required Service charges"

enter a '+' in the first character in the description on the RESPA Preparation line. If no '+' is entered, the charges will be displayed as regular 1300 charges.

4. The last line in 1300 continues to be reserved for settlement charges. The user will not be able to add a '+' sign on this line. If they do, an error message will display "This line not available for Lender Required Services" when the user tabs off the field or selects the next key.
5. The category number for section 1300 charges can be modified; the user now can enter either 2, 3, or blank.
   a. The exception for changing category number is the last line; if the last line has a description "ADDITIONAL SETTLEMENT CHARGES (ATTACHED)" then the category number cannot be changed; since the line is locked. If there are SETTCHGS for 1307 the information on this line gets pulled from SETTCHGS. If there are no SETTCHGS then the description "ADDITIONAL SETTLEMENT CHARGES (ATTACHED)" does not exist; the user will be able to change the category number for the last line.
   b. Also, if the category number is blank, the charges will appear at the end on the GFE Comparison screen with the appropriate RESPA line number, but the line will not appear on the GFE Document.

Snap shot of new RESPA10 1200 – 1300 Sections showing 2 Lender Required Services.


RESPA10
RESPA PREPARATION
MODIFY
USER1 -02030
12/03/09
Escrow Number 02030-BRIAN2009-001 BLG
Order Number 02030-BRIAN2009 02326
L. Settlement Charges (Continued) 1200
1200. Government Recording and Transfer Charges
Borrower
Seller
Recording fees: (GFE#7) Deed: $ 0.00 ; Mortgage: $ 0.00 ; Release: $ 0.00 2 10.00 0.00
City/county tax/stamps: Deed: $ 0.00 ; Mortgage: $ 0.00 (from GFE#8) 1 0.00 0.00
State tax/stamps: Deed: $ 0.00 ; Mortgage: $ 0.00 (from GFE#8) 1 0.00 0.00
Local stamps (1204) 2 10.00 0.00
Is the following for Aggregate Recording Charges (Y/N): N
Residential stamps (1205) 2 10.00 0.00
1300. Additional Settlement Charges (from GFE#6)
+Survey (1301) 3 1,200.00 25.00
+Pest Control Licensed (1302) 3 15.00 15.00
Additional Settlement Charges (1303) 3 5.00 5.00
Additional Settlement Charges (1304) 3 5.00 5.00
Additional Settlement Charges (1305) 3 5.00 5.00
Additional Settlement Charges (1306) 3 5.00 5.00
Additional Settlement Charges (1307) 3 5.00 5.00
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K) 5,964.15 10,004,312.00
303. / 603. CASH (X FROM) (TO) BORROWER CASH (FROM) (X To) SELLER 99,598,770.15 88,960,536.52
<S> RESPAB10 <L> LINE <B> BILLING <P> PULLBILL <R> RECEIPT <X> EXISTMTG <A> SETTCHGS <Z> PRUNPAID

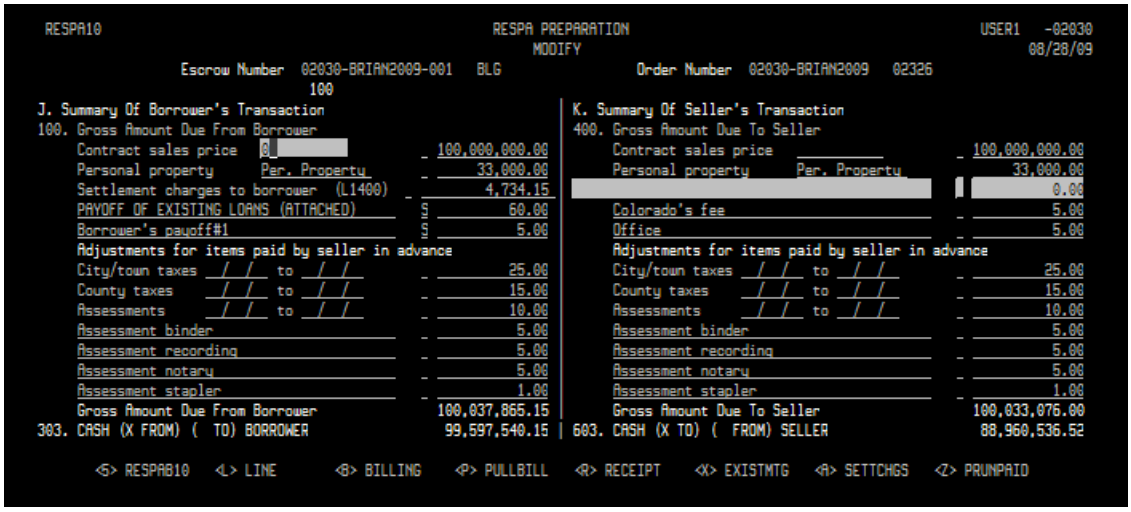
Below are the changes for section 1300 on the HUD document.

- HUD line 1301 has a new description "Required services that you can shop for" and can be the total of 1302 thru 1307. If the user entered a '+' sign in the first character in the description on the RESPA Preparation screen the charges will be consider a Lender Required services and total up to 1301. The '+' sign will not show in the description on the HUD document. The seller and buyer amounts will be totaled out of column.
  - The buyer column on line 1301 could be the total buyer amounts in 1302 and 1307.
  - The seller column on line 1301 could be the total seller amounts in 1302 and 1307.

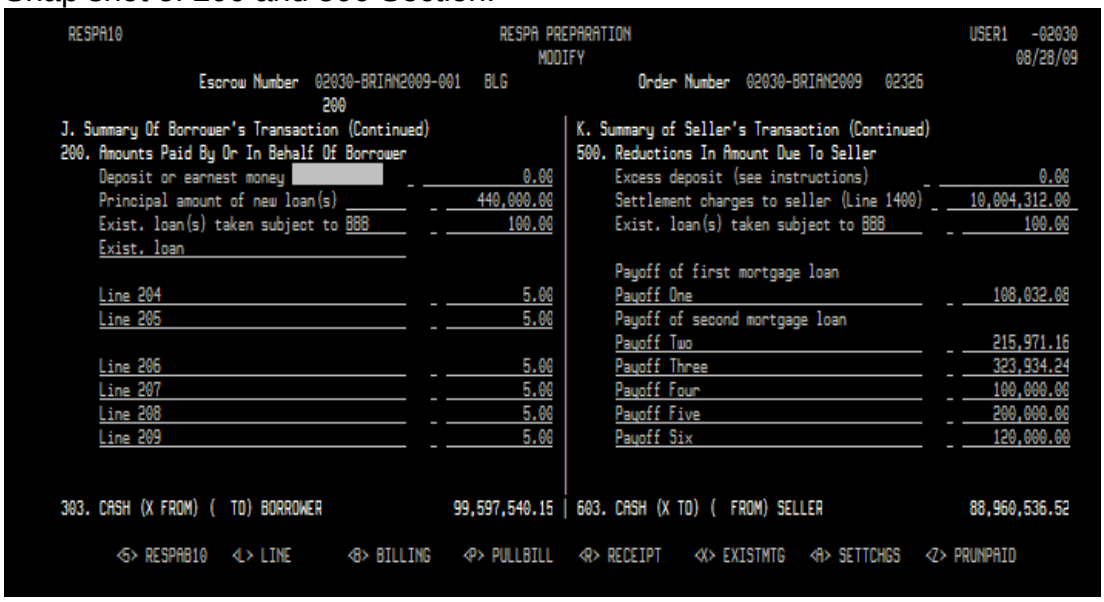
- For lines 1302 - 1307 the buyer and seller charges are displayed in the description field if the charges are Lender Required Charges as described in the 1301 bullet. If no '+' sign exist in the first character in the description, the charges will be regular 1300 charges and the amounts will be shown in the buyer or seller column.
- HUD line 1302 on the new HUD gets mapped to line 1301 from the RESPA Preparation screen.
- HUD line 1303 on the new HUD gets mapped to line 1302 from the RESPA Preparation screen.
- HUD line 1304 on the new HUD gets mapped to line 1303 from the RESPA Preparation screen.
- HUD line 1305 on the new HUD gets mapped to line 1304 from the RESPA Preparation screen.
- HUD line 1306 on the new HUD gets mapped to line 1305 from the RESPA Preparation screen.
- HUD line 1307 on the new HUD gets mapped to line 1306 from the RESPA Preparation screen.
- HUD line 1308 mapped to line 1307 from the RESPA Preparation screen and can be used several ways:
  - A single charge, displaying the user entered description from RESPA Preparation.
  - An overflow line containing multiple lines from RESPA Preparation lines 1304 – 1307 which are detailed on the supplemental page. The new HUD will display "OTHER CHARGES – SEE ATTACHED".
  - Items pulled from SETTCHG, with the description currently displayed when this is the case.

1300. ADDITIONAL SETTLEMENT CHARGES		
1301. Required services that you can shop for (from GFE #6)		
1302.		
1303.		
1304.		
1305.		
1306.		
1307.		
1308.		

Snapshot of 100 and 400 Section.


RESPA10
RESPA PREPARATION
MODIFY
USER1 -02030
08/28/09
Escrow Number 02030-BRIAN2009-001 BLG
Order Number 02030-BRIAN2009 02326
100
J. Summary Of Borrower's Transaction
100. Gross Amount Due From Borrower
Contract sales price 100,000,000.00
Personal property Per. Property 33,000.00
Settlement charges to borrower (L1400) 4,734.15
PAYOFF OF EXISTING LOANS (ATTACHED) 60.00
Borrower's payoff#1 5.00
Adjustments for items paid by seller in advance
City/town taxes to 25.00
County taxes to 15.00
Assessments to 10.00
Assessment binder 5.00
Assessment recording 5.00
Assessment notary 5.00
Assessment stapler 1.00
Gross Amount Due From Borrower 100,037,865.15
303. CASH (X FROM) (TO) BORROWER 99,597,540.15
K. Summary Of Seller's Transaction
400. Gross Amount Due To Seller
Contract sales price 100,000,000.00
Personal property Per. Property 33,000.00
0.00
Colorado's fee 5.00
Office 5.00
Adjustments for items paid by seller in advance
City/town taxes to 25.00
County taxes to 15.00
Assessments to 10.00
Assessment binder 5.00
Assessment recording 5.00
Assessment notary 5.00
Assessment stapler 1.00
Gross Amount Due To Seller 100,033,076.00
603. CASH (X TO) (FROM) SELLER 88,960,536.52
<S> RESPAB10 <L> LINE <B> BILLING <P> PULLBILL <R> RECEIPT <X> EXISTMTG <A> SETTCHGS <Z> PRUNPAID

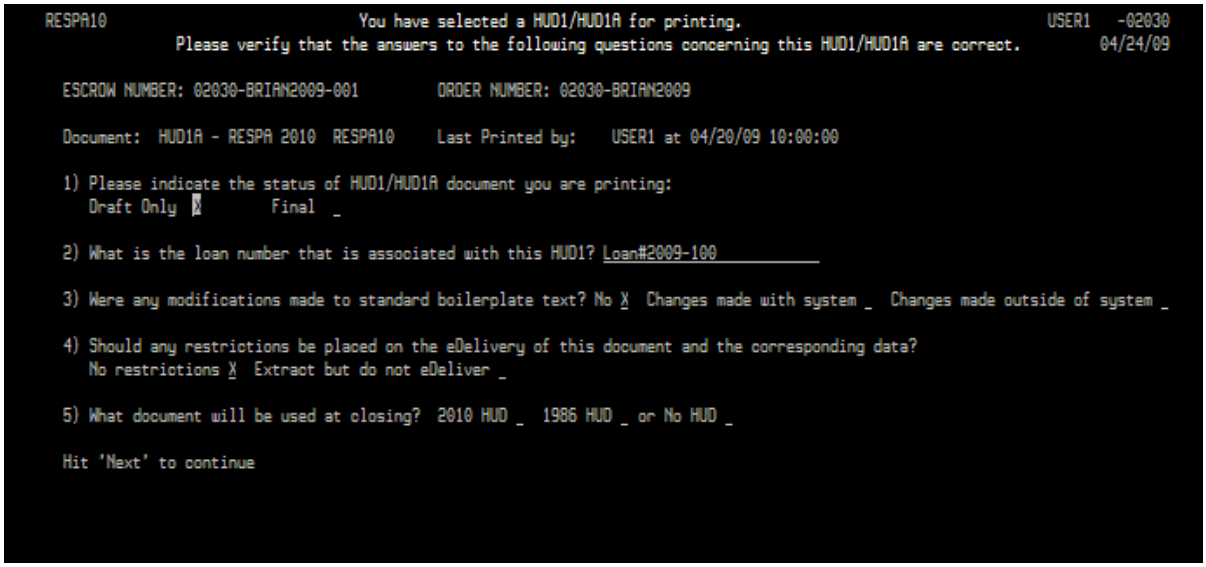
Snap shot of 200 and 500 Section.


RESPA10
RESPA PREPARATION
MODIFY
USER1 -02030
08/28/09
Escrow Number 02030-BRIAN2009-001 BLG
Order Number 02030-BRIAN2009 02326
200
J. Summary Of Borrower's Transaction (Continued)
200. Amounts Paid By Or In Behalf Of Borrower
Deposit or earnest money 0.00
Principal amount of new loan(s) 440,000.00
Exist. loan(s) taken subject to BBB 100.00
Exist. loan
Line 204 5.00
Line 205 5.00
Line 206 5.00
Line 207 5.00
Line 208 5.00
Line 209 5.00
303. CASH (X FROM) (TO) BORROWER 99,597,540.15
K. Summary of Seller's Transaction (Continued)
500. Reductions In Amount Due To Seller
Excess deposit (see instructions) 0.00
Settlement charges to seller (Line 1400) 10,004,312.00
Exist. loan(s) taken subject to BBB 100.00
Payoff of first mortgage loan
Payoff One 108,032.08
Payoff of second mortgage loan
Payoff Two 215,971.16
Payoff Three 323,934.24
Payoff Four 100,000.00
Payoff Five 200,000.00
Payoff Six 120,000.00
603. CASH (X TO) (FROM) SELLER 88,960,536.52
<S> RESPAB10 <L> LINE <B> BILLING <P> PULLBILL <R> RECEIPT <X> EXISTMTG <A> SETTCHGS <Z> PRUNPAID

Printing the HUD document

Per Business Requirements, a question will be asked when the user selects the HUD to print. The new question is on the current popup received when a HUD is printed and asks the user which HUD will be used at closing: a 2010 HUD, 1986 HUD or No HUD. This is a mandatory field; the user must select a value or will receive a message. This information is being used for FEDR (Fidelity Enterprise Data Repository).

A screen shot of the screen that is titled “You have selected a HUD/HUD1A for printing” displays the new question, “What document will be used at closing? 2010 HUD _ HUD_ or No HUD_” as option 5.


RESPA10 You have selected a HUD1/HUD1A for printing. USER1 -02030
Please verify that the answers to the following questions concerning this HUD1/HUD1A are correct. 04/24/09
ESCROW NUMBER: 02030-BRIAN2009-001 ORDER NUMBER: 02030-BRIAN2009
Document: HUD1A - RESPA 2010 RESPA10 Last Printed by: USER1 at 04/20/09 10:00:00
1) Please indicate the status of HUD1/HUD1A document you are printing:
Draft Only X Final _
2) What is the loan number that is associated with this HUD1? Loan#2009-100
3) Were any modifications made to standard boilerplate text? No X Changes made with system _ Changes made outside of system _
4) Should any restrictions be placed on the eDelivery of this document and the corresponding data?
No restrictions X Extract but do not eDeliver _
5) What document will be used at closing? 2010 HUD _ 1986 HUD _ or No HUD _
Hit 'Next' to continue

4 GOOD FAITH ESTIMATE SCREENS

There are 2 new Good Faith Estimate (GFE) screens – the first is the Comparison screen displaying Categories and related charges, the second is Loan Terms. There will be a set of GFE screens for each Lender associated to the Order. These screens are used to enter the information from the Good Faith Estimate that the Lender provides to the Buyer, so that the GFE document can be printed from TEAM with the HUD 2010.

The screen will display by selecting the Next key on any RESPA Preparation screen. The GFE Comparison screen will always display first when the user is coming from the RESPA Preparation screen.

Users will be allowed to exit without entering information on either GFE screens. The first time on the GFE Comparison screen, the HUD column will be populated using the information entered in the RESPA Preparation screens for lines with a category. The **Next key** will store the GFE screen information to new tables. If user selects the **GOLD QUIT** key then nothing is saved.

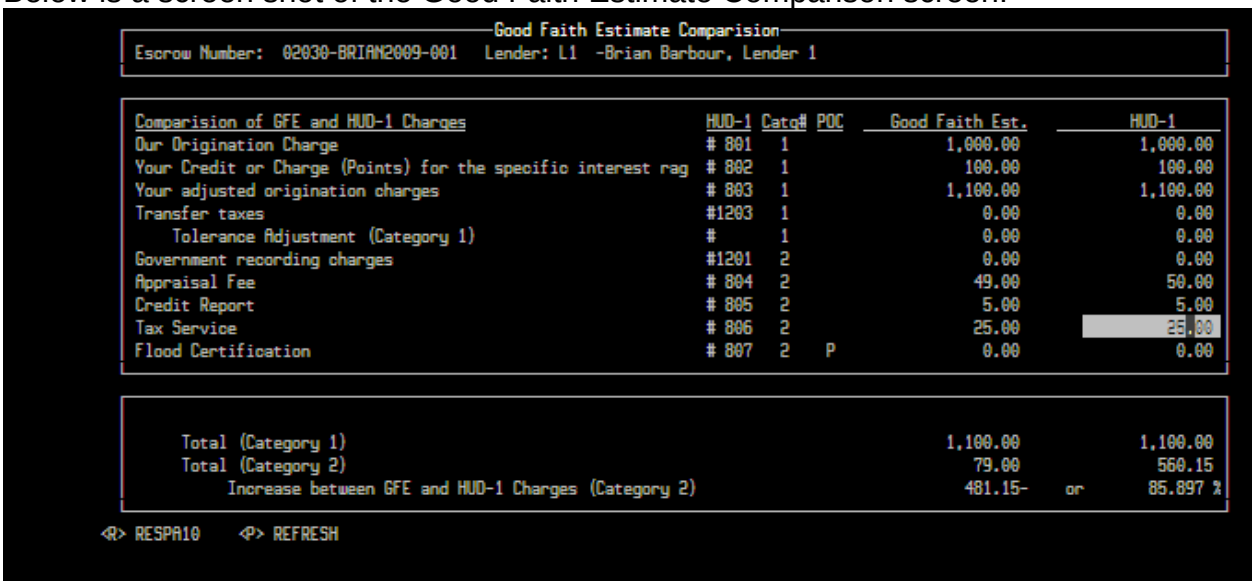
The **page down key** and **page up key** are used to move through multiple pages of the GFE Comparison screen. If the user selects the **Next key** the information will be **saved** and return to

the menu. The **Next key** can be selected on either the GFE Comparison screen or GFE Loan Terms screen to save the information. You do not have to be on the GFE Loan Terms screen to save the information. If the user selects the **GOLD QUIT key** nothing is stored to the new tables and the user returns to the Escrow/Order Processing menu. To navigate from GFE Comparison

screen to GFE Loan Terms screen user can select **GOLD page down key**. To navigate from GFE Loan Terms screen back to GFE Comparison screen user can select **GOLD page up key**. The **GOLD page up** and **GOLD page down** are new navigation keys used solely to move from the GFE Comparison screen to GFE Loan Terms screen or visa versa.

There will be a GFE Comparison screen and a Loan Terms screen for each Lender associated to the order. The Lender will be displayed at the top of the screen. Select the Next key to get to the next Lender's Good Faith Estimate screen.

Below is a screen shot of the Good Faith Estimate Comparison screen.



Good Faith Estimate Comparision

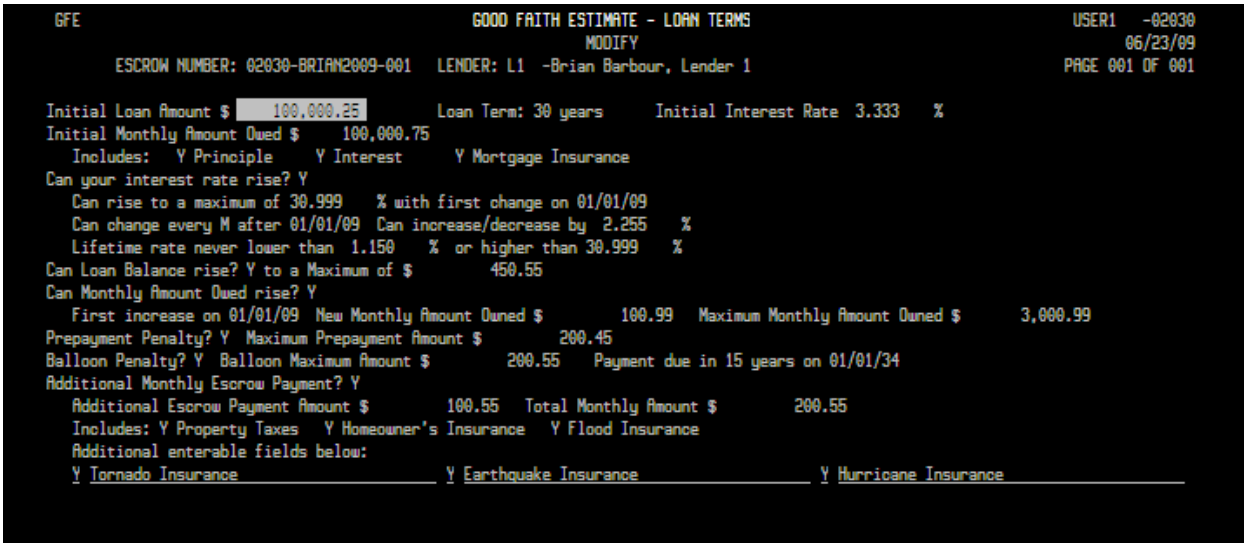
Escrow Number: 02030-BRIAN2009-001 Lender: L1 -Brian Barbour, Lender 1

Comparision of GFE and HUD-1 Charges	HUD-1	Catg#	POC	Good Faith Est.	HUD-1
Our Origination Charge	# 801	1		1,000.00	1,000.00
Your Credit or Charge (Points) for the specific interest rag	# 802	1		100.00	100.00
Your adjusted origination charges	# 803	1		1,100.00	1,100.00
Transfer taxes	#1203	1		0.00	0.00
Tolerance Adjustment (Category 1)	#	1		0.00	0.00
Government recording charges	#1201	2		0.00	0.00
Appraisal Fee	# 804	2		49.00	50.00
Credit Report	# 805	2		5.00	5.00
Tax Service	# 806	2		25.00	25.00
Flood Certification	# 807	2	P	0.00	0.00

Total (Category 1)	1,100.00		1,100.00
Total (Category 2)	79.00		560.15
Increase between GFE and HUD-1 Charges (Category 2)	481.15-	or	85.897 %

<R> RESPA10 <P> REFRESH

Below is a screen shot of the Good Faith Estimate – Loan Terms screen.



GFE GOOD FAITH ESTIMATE - LOAN TERMS USER1 -02030
MODIFY 06/23/09
ESCROW NUMBER: 02030-BRIAN2009-001 LENDER: L1 -Brian Barbour, Lender 1 PAGE 001 OF 001

Initial Loan Amount $ 100,000.25 Loan Term: 30 years Initial Interest Rate 3.333 %
Initial Monthly Amount Owed $ 100,000.75
Includes: Y Principle Y Interest Y Mortgage Insurance
Can your interest rate rise? Y
Can rise to a maximum of 30.999 % with first change on 01/01/09
Can change every M after 01/01/09 Can increase/decrease by 2.255 %
Lifetime rate never lower than 1.150 % or higher than 30.999 %
Can Loan Balance rise? Y to a Maximum of $ 450.55
Can Monthly Amount Owed rise? Y
First increase on 01/01/09 New Monthly Amount Owned $ 100.99 Maximum Monthly Amount Owned $ 3,000.99
Prepayment Penalty? Y Maximum Prepayment Amount $ 200.45
Balloon Penalty? Y Balloon Maximum Amount $ 200.55 Payment due in 15 years on 01/01/34
Additional Monthly Escrow Payment? Y
Additional Escrow Payment Amount $ 100.55 Total Monthly Amount $ 200.55
Includes: Y Property Taxes Y Homeowner's Insurance Y Flood Insurance
Additional enterable fields below:
Y Tornado Insurance Y Earthquake Insurance Y Hurricane Insurance

The GFE Comparison screen has 3 sections: Header, Category section and Totals Footer.

Header

For each lender, the party type and lender name (example: L1-Lender One) will display on top of the screen. For multiple lenders, the additional lenders will display each on their own screen. The escrow office, escrow account number and escrow sub number will also display.

Category Section

In the center (scrolling) section of the screen, the program will populate the Description, Line #, Category #, POC indicator and HUD column. The user will populate the GFE column and be allowed to modify the HUD column for the line items.

- The line numbers displayed correspond to the HUD 2010 lines.
- The information on the HUD column will come from the Buyer amounts on lines with category #'s on the RESPA Preparation screen for first time the user enters the screen. Subsequent entries in the screen will pull the data from the new tables.
- In order to allow the user to add an item to the GFE screen that has been added to the RESPA Preparation, all category lines on the GFE screen, whether or not they have an amount, will be displayed on the GFE comparison screen. The user can update the GFE and HUD column amounts as needed. For lines that users are allowed to enter a description on the RESPA Preparation, the description field on the GFE will be enterable. (for example the RESPA Preparation lines 810-812). Both hardcoded and user entered descriptions will be stored in the new RESPA GFE tables.
- The user will be able to modify the information in the HUD column. This will be necessary when there are multiple lenders.
    - Exception: Line number 803 is a system calculated line and cannot be modified. Line 803 is the total of 801 + 802.
- If both the GFE and HUD column are 0 the line will not show on the GFE printed document and will be stored in the database as zeroes. Next time the user enters the screen the line will display zeros again. This is useful in the case of multiple Lenders for charges that should not show on another Lender's GFE.
- When there are multiple lenders, the Category section will initially display identically for each lender and it will be the user's responsibility to adjust the amount columns appropriately for each lender. For example a line may show $2,000 in the HUD-1 column. This may all belong to Lender 1, or $1,000 may be for Lender 1 and $1,000 for Lender 2. The user would adjust the HUD-1 column as applicable. If both the GFE and HUD-1 columns are 0 for a line, that line will not print on the GFE document for that Lender.

- If the RESPA Preparation screen is modified after the GFE screen has been filled out, it is the user's responsibility to go back into the GFE screen to make corresponding updates.

- User enterable description fields on Respa Prep can be edited on the GFE Comparison screen.

- POC amounts will display on the GFE Comparison screen and are included in the totals as all amounts charged, regardless of when paid, must be displayed on the GFE document.

- What ever the user entered in the POC column on the RESPA Preparation screen for charges, which is 'P' or 'O', will be listed in the POC column next to the amount column on the GFE Comparison screen.

- LINE 1001 on the GFE Comparison screen will be the sum of charges from lines 1002 - 1007 and POC charges,

- On the GFE Comparison screen the user is able to change some of the descriptions. As the user tabs through the screen the cursor will automatically tab on the description fields that can be changed. The descriptions on this screen will print on the GFEC document.

- Tolerance Adjustment Amount –User may enter a credit from lender for amounts exceeding tolerance for Category 1 or 2. User is only able to enter an amount for the HUD column. The user will not be able to enter any amount in the GFE column for tolerance adjustment.

- Items grouped together on one line on the HUD document are generally shown as one line on the GFE (1203, 1201, 1001, and 1101). Exceptions are lines 808, 904 and 1305, which lists each charge separately on the GFE though they are summed on the HUD. Also note that all charges for that line number on the HUD, are all going to have the same line number on the GFE. For example, if there are five charges that sum up on line 808, all five charges are listed separately on the screen with the same line number 808.

- The 800 section descriptions that are free formatted on the RESPA Preparation screen can be modified on the GFE screen. When tabbing through the GFE screen the cursor will position itself on the free formatted description for items in section 800 so the user can modify it.

- Lines 901 and 903 are hardcoded on the GFE Document in category 3 per the original Business Requirements. If these two lines are changed to category 2 and have charges associated to them they will display in category 2 on the GFE screen and document. The hardcoded lines will also display in category 3 with no amounts.

- Line 1104 charges will be added to 1101 charges.

- If the Aggregated Recording charge flag is set to yes, the RESPA Prep 1204 amounts are added to line HUD 1203. So the new formulas when Aggregate Recording charges are used:
- If Aggregated Recording charge flag is set to Yes, RESPA Prep 1202 + 1203 + 1204 for category 1 will be combined and displayed on line 1203 in Category 1 section. Line 1205 will display on line 1201.
- If Aggregated Recording charge flag is set to No, RESPA Prep 1202 + 1203 +1205 will be combined and displayed on line 1203 on GFE Comparison screen. Lines 1201 and 1204 will be totaled into line 1201 on the GFE Comparison screen as previously.

- The lines in section 1300 will now display separately on the GFE Comparison screen.
  - Those for Lenders Required Services will display with line number 1301 as these charges all roll up to 1301 on the HUD.
  - Regular charges will have the next sequential line number as on the HUD. For example, if there are two Lenders required services and one regular charge, the line number for the regular charge will be 1304. This is due to 1301 on the HUD being the Lender Required Services total line and 1302 and 1303 displaying the 2 Lender Required Service descriptions.
  - The charges for section 1300 will display in the category the user has selected in RESPA section 1300. Any line with a blank category number will display after the category 3 items, with the corresponding RESPA line number and spaces for the category number.

- If total lines on the GFE exceed 1 billion dollars, the total will not print on the GFE screen or the GFE document. This can occur on lines 1001, 1101, 1103 and 1301. The message on the GFE screen was change to accommodate the billion dollar total; the new message is "**One of the total lines (1001, 1101, 1103 or 1301) exceeds the $999,999,999.99 limit".** A sir has been written to address this issue at a later time.

Totals Footer

- Totals – These will be calculated when the user Tabs off each field.

- Increase between GFE and HUD charge amounts for Category 2 – Whether an increase or decrease the formula is TOTAL HUD column minus TOTAL GFE COLUMN EQUALS DIFFERENCE DIVIDED BY TOTAL GFE (HUD-GFE=DIFF/GFE). The percentage difference will be displayed three places past the decimal, example 9.123%.

- Although Category 2 charges cannot increase more than 10%, there are no system controls to prevent entering or storing information when the increase is over 10%. It is the user's responsibility to verify the totals.

See the Appendix for a mapping of the GFE/HUD line numbers to the category numbers and to the RESPA Preparation line numbers.

Function Keys

The Good Faith Estimate Comparison will display two function keys on the bottom of the screen.

- The first function key is the RESPA10 function key. When user selects this function key the information will be stored and will be directed back to the first page, which is section 700, on the RESPA Preparation screen.
- The second function key is the REFRESH function key. When this function key is selected, all information on the GFE comparison screen will be updated by rereading the RESPA tables. Any changes made to the RESPA Preparation will be reflected on the GFE Comparison screen for the lender including the description, category, POC and buyer column amounts. Information entered by the user for the GFE column will be erased. The refresh key will only refresh the information for the lender the user is working on. Note: the Loan Terms screen will not be included in the refresh.

Loan Terms Screen

The Loan Terms screen for Lender 1 will display when the user hits **Gold page down key** from the GFE Comparison screen. The header section will be the same as what is listed on the GFE Comparison screen.

The user will enter the information in this screen from the 'Summary of your loan' section of the GFE the Buyer receives from the Lender. The questions are in the same order as on the GFE document received from the Lender. Navigation and validation (as for dates) are the same as the Respa Prep screens. If the user initially selects Yes to any of the questions on the Loan Terms screen and fills in data, then returns and changes the Yes to No, information previously filled in (such as percentages, dates and/or amounts) will be set to spaces and/or zeroes when they tab off the field.

When the user has completed entering information on the screen they need to select the Next key to save. If there is a Lender 2, then a GFE Comparison screen and Loan Terms screen will appear for the next lender. If there is only one Lender or no more Lenders exist for the order, then when the user selects the Next key the information will be stored and they will be taken back to the Escrow/Order Processing menu.

New functionality for a Reverse Mortgage: In a reverse mortgage, if the lender has established an arrangement that will pay for items such as property taxes or homeowner's insurance through draws from the principal limit, the second box in the "Total monthly amount owed including escrow payments" section on the GFEC page should be checked. Also an asterisk must be also be placed under the statement, "Total monthly amount owed including escrow accounts payments," with a description "Paid by or through draws from the principal limit."

- On the GFE Loan Terms screen in the section "Total monthly amount owed including escrow payments" for the line "Additional Monthly Escrow Payment?" user will be able to enter "N", "Y" or "*".

If an asterisk is entered, the verbiage "* Paid by or through draws from the principal limit" will be automatically printed under the "Total monthly amount owed including escrow account payments line". Also an 'X' will be placed in the statement "You have an additional monthly escrow payment".

Function Keys

The Loan Terms screen will display one function key on the bottom of the screen.

- The RESPA10 function key. When user selects this function key, the information will be stored and will be directed back to the first page, which is section 700, on the RESPA Preparation screen.

5 GFE DOCUMENT

5.1 PRINTING INFORMATION

The GFE document will automatically be printed with the HUD after the second page of the HUD. So it will be the third page of the HUD and will be printed before the supplemental page. A GFE document will be printed for each lender.

If no information exists for the GFE (no data was entered on the screens) the variable fields will be blank on the document.

No signatures will be printed on the Good Faith Estimate document.

5.2 CATEGORY SECTION

The information entered in the category section of the GFE screens will be printed line for line in the same order on the GFE document, including the Tolerance Adjustments. Totals will print on the GFE document for Category 1 and Category 2. In addition, Category 2 will have the increase between GFE and HUD displayed as both an amount and percentage.

Paid Outside Closing – 'POC' will display on any lines which are marked POC for the Buyer on Respa Prep. 'POC' will be indicated in the description area of the GFE document to the left of the line number. The POC amounts will display in the HUD column although they are POC, as they are being used for comparison.

- Exception: When there is a POC on Line 801 or Line 802, include the POC Amount in the Charge's HUD Amount on the GFEC page but do not include the POC indicator.

For categories where charges exceed the lines on the Good Faith Estimate document a 2nd page (supplemental page) will print the extra charges for that category.

5.3 LOAN TERMS SECTION

This section will print based on the data entered in the Loan Terms section of the GFE screens.

6 CLOSING STATEMENTS

The following changes were made to the closing statements.

- All hard coded ‘Survey’ and ‘Pest Inspections’ wording for lines 1301 and 1302 have been removed. The user-entered description/payee will print.
- If a ‘+’ sign was used on RespaPrep for Lender Required Services, it will be removed and the description/payee moved to the left one character to line up with the other descriptions.

7 APPENDIX

7.1 Mapping of HUD 2010 to Current HUD

7.2 Mapping of GFE line numbers to HUD and Respa Preparation.